



Pearl Court Pearl Street, Splott Cardiff CF24 1PL

welcome to

Pearl Court Pearl Street, Splott Cardiff

A ground-floor flat in the heart of Splott, just a short walk from local amenities and Cardiff City Centre. The property offers an open-plan lounge/kitchen, double bedroom and a shower room, plus gated communal parking on a first-come, first-served basis. Ideal for first-time buyers or investors.

Communal Entrance

Via door into:

Communal Hall

Access to flat.

Entrance

Via a wooden door into:

Hall

Doors providing access to:

Lounge Area/ Kitchen Area

15' 2" x 12' 6" (4.62m x 3.81m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated hob and oven, extractor over, spaces for washing machine and fridge/freezer, powerpoints, double glazed window to side aspect and two double glazed windows to rear aspect.

Bedroom

10' 9" x 9' 7" (3.28m x 2.92m)

Double glazed window to front aspect, radiator and wall mounted boiler.

Shower Room

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, extractor fan and double glazed window to side aspect.

Outside

Secure Gated Parking

Access to rear parking is via a set of wrought iron gates to car parking area. While the vendor has advised us that there is no allocated parking, the car park provides ample space for all flats.

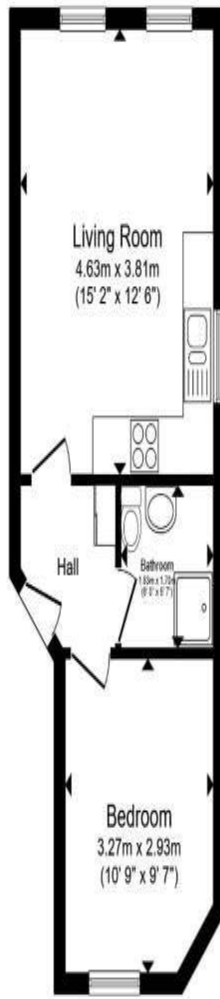
Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 125 years from 1994

Service Charge: Approx. £400.00 per annum

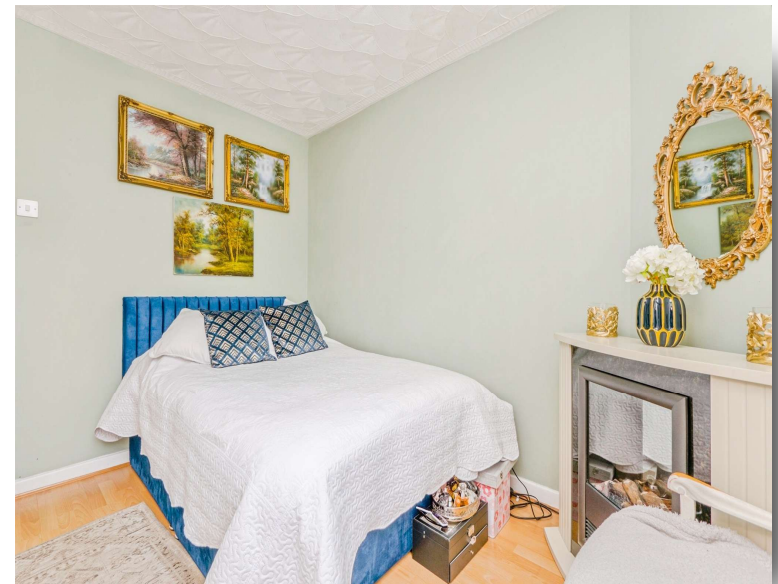
Being sold with a Share of the Freehold



Floor Plan

Total floor area 33.8 m² (364 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



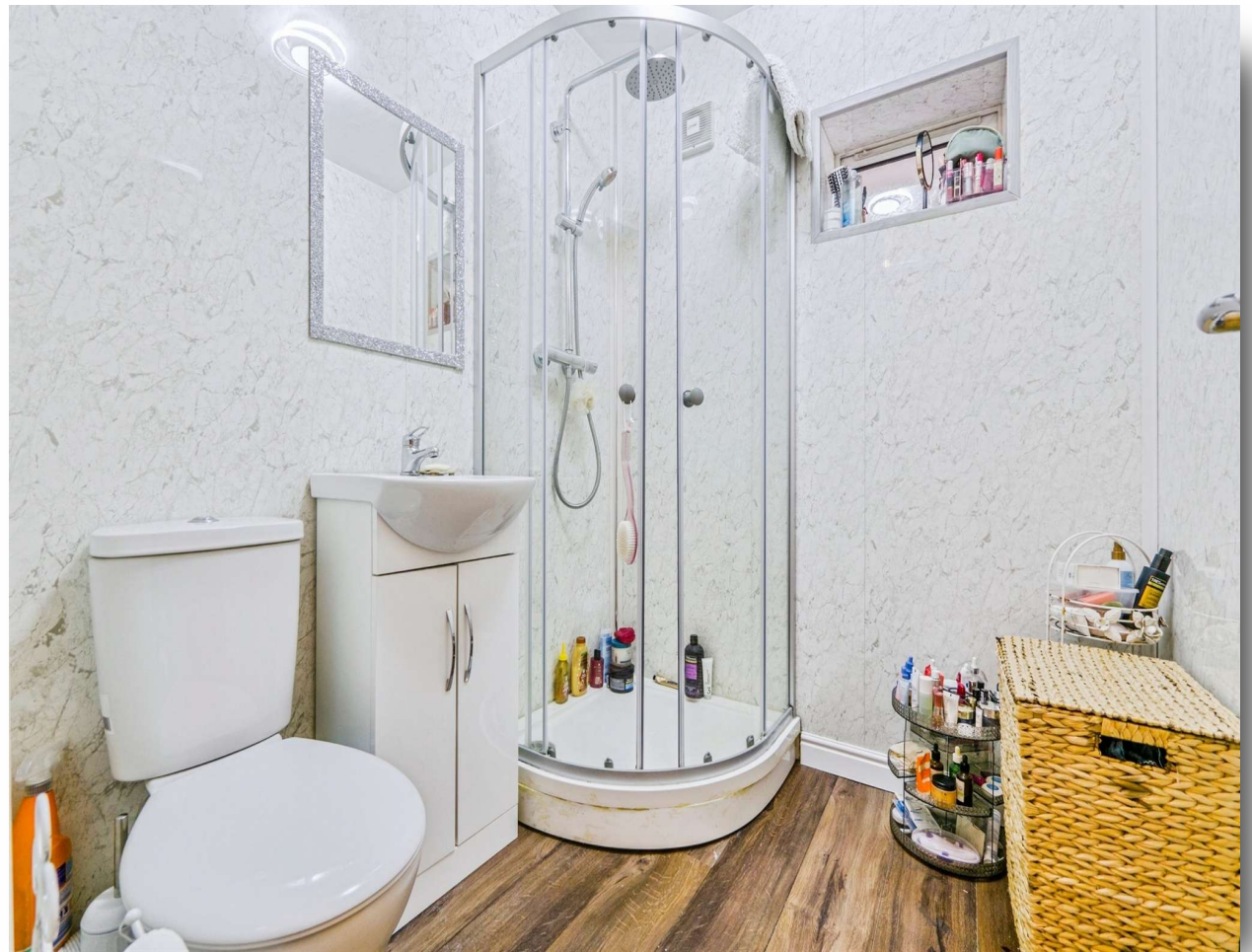
welcome to
Pearl Court Pearl Street,
Splott Cardiff

- Ground Floor Flat
- Double Bedroom
- Lounge Area/Kitchen Area
- Shower Room
- Secure Gated Parking Facility

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 400.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



view this property online allenandharris.co.uk/Property/ROA114663



Property Ref:
ROA114663 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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