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2 Limes Court
Cowbridge
Vale Of Glamorgan
CF71 7BL

2 Limes Court

Asking price **£249,950**

Rarely available 2 double bedroom, ground floor apartment, centrally located to Cowbridge High Street. Offering well-proportioned accommodation, private parking and use of communal front and rear gardens.

Very well presented, modern ground floor apartment

Situated in a select purpose built development of only 6

Hall, Open plan kitchen/living/dining room, two double bedrooms with integrated storage and bathroom

Secluded, Town Centre location

Communal gardens and grounds to the front and rear

Allocated parking space with provision for visitor parking

Sold with no onward chain



Rarely available 2 double bedroom, **ground floor apartment**, centrally located to Cowbridge High Street. Offering well-proportioned accommodation, private parking and use of communal front and rear gardens.

Main door through to **communal hall** where No. 2 lies to your right-hand side. A modern fitted timber front door opens to Hallway with engineered oak flooring laid and ceiling light. A highly sociable open plan Kitchen/living/dining area with a continuation of the oak engineered flooring, pendant ceiling light to the **dining**

and living area. A light and bright space with large windows drawing light in from the front and rear elevation. The recently fitted 'shaker' style **kitchen** offers a 'u' shaped run of predominantly base mounted units with further wall mounted over. In addition, wooden effect countertops with a subway tiles splashback and Spanish style tiled flooring. Appliances to remain include an electric oven with induction hob and provision for white goods.

Bedroom one is a well-proportioned double in size with engineered wooden flooring, integrated double

wardrobe with hanging rails flanked by shelves. Double **Bedroom two** is a rear facing room with built in double wardrobe and shelving with garden views over the back.

Modern fitted **bathroom** comprises a three-piece suite with a panel path with electric shower over, low level WC with ceramic sink to the side with vanity storage under. Stylish tiles flooring and walls are a pleasant addition with a frosted window to the rear elevation. An airing cupboard is accessible with access to the pressurised water tank.

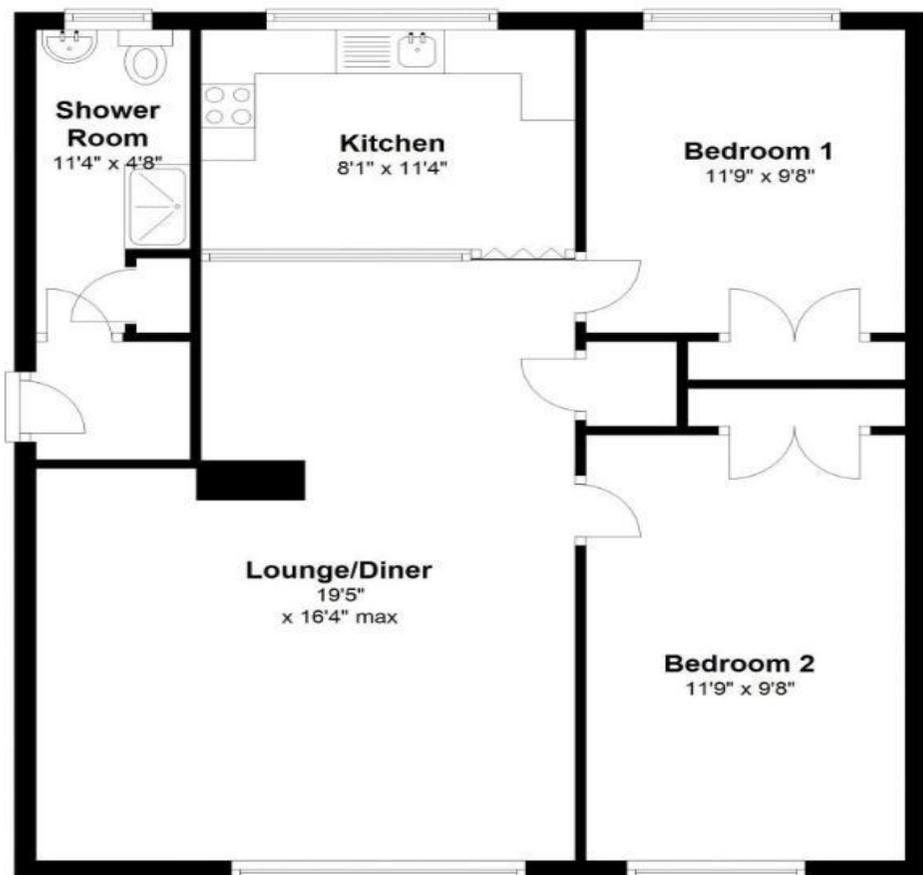
Outside, No.2 benefits from an allocated parking space with visitor parking available. Communal gardens lie to the front and rear.

The front a well-kept lawn with central pathway leading to the communal entrance.

The rear garden is primarily gravelled with a decked area, fringed by green borders. It is useful to note a dedicated area for bin storage and fitted clothes lines can be used by residents.

Ground Floor

Approx. 783.2 sq. feet



Total area: approx. 783.2 sq. feet





Directions

From our Cowbridge office, walk along the High Street, passing the Town Hall and the Horse and Groom public house. Take the next right hand turning onto The Limes, walk straight ahead towards the park as the road bears left. Limes Court will be on your left-hand side. No.2 is accessed via a shared entrance and is on the ground floor on your right-hand side.

What3Words: verse.twit.hunt

Tenure

Leasehold

Services

Mains water, drainage and electric
 999 year lease from 1965
 £200 management fee every quarter
 Council Tax Band D
 EPC Rating D

Viewing strictly by appointment through
 Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.