

# Wordsworth Avenue

CARDIFF, CF24 3FX

**GUIDE PRICE £79,950**

**Hern &  
Crabtree**



# Wordsworth Avenue

\* Retirement Apartment \* NO CHAIN \* Priced To Sell \* Long Lease \*  
Positioned within the established and well regarded Stephenson Court, this first floor retirement apartment offers a calm and comfortable lifestyle in a central Cardiff setting. Designed for ease of living, the apartment forms part of a purpose built, warden assisted development with lift access, communal facilities and a reassuring sense of community.

Internally, the accommodation is well cared for and thoughtfully arranged, offering generous living space and two bedrooms, all enjoying a quiet rear aspect. The interiors present an excellent opportunity for a purchaser to introduce their own style while benefitting from a practical and accessible layout. Communal lounges and on site laundry facilities further enhance the appeal, while the development is surrounded by neatly maintained gardens and a residents' car park.

Wordsworth Avenue sits within the popular Roath and Cathays border, an area valued for its proximity to Cardiff city centre and its excellent transport links. Albany Road, Wellfield Road and City Road are all within easy reach, providing a diverse selection of independent shops, cafés and everyday amenities. Roath Park and Waterloo Gardens offer green open spaces for leisurely walks, while nearby bus routes and Cardiff Queen Street station ensure straightforward access across the city and beyond. Local health services, community facilities and places of worship are also conveniently close, making this an ideal home for those seeking a connected yet peaceful retirement lifestyle.



561.00 sq ft

### Communal Entrance

#### Entrance Hall

The flat is entered into a welcoming hallway with radiator and a useful built in storage cupboard. Immediately outside the flat entrance is a further lockable storage cupboard, ideal for additional belongings and housing the electric meter.

#### Lounge / Diner

A comfortable living space with a double glazed window overlooking the rear car park, allowing for good natural light. The room features a radiator and media points and provides direct access into the kitchen, creating a practical and easy flowing layout.

#### Kitchen

The kitchen is fitted with a range of base units with worktops over and a stainless steel sink and drainer. There is space for a gas cooker, vinyl flooring and tiled splashbacks. A double glazed window looks out to the rear of the building, and a built in cupboard houses the Worcester gas combination boiler.

#### Bedroom One

A well proportioned double bedroom with a double glazed window to the rear aspect and a radiator.

#### Bedroom Two

A second bedroom, also with a double glazed window overlooking the rear and a radiator, suitable for guests or use as a study or hobby room.

#### Shower Room

Designed with accessibility in mind, the shower room features a double shower enclosure with sliding glass door, a plumbed shower, pull down shower seat and grab rail. There is also a WC, wash hand basin set within a vanity unit, a wall mounted mirrored cupboard, extractor fan, radiator, partly tiled walls and vinyl flooring.

#### Communal

Communal lounge, kitchen and on-site laundry. Part-Time Warden on site.

#### Parking

Outdoor Space & Parking

Access to communal outdoor areas

Resident car park located to the rear of the development

Parking available on a first-come, first-served basis (approximately one space per property)

### Key Notes

Purpose-built apartment within an over-55s residential development

Probate sale with probate fully granted

Chain-free transaction

Leasehold tenure

Council Tax Band C

### Lease & Management Information

Lease & Management Information

New 999 Year Lease upon Completion\* - Please ensure your solicitors have checked that this is true and correct.

Managed by Wales and West

Monthly service charge estimated at £120-£180 per month (£1,440-£2,160 per annum), subject to confirmation via the management information pack

Service charge typically includes buildings insurance, management and administration, maintenance and cleaning of communal areas, grounds maintenance, lighting and shared facilities

Water rates not included within the service charge

2% resale fee payable to Wales and West upon sale, as set out within the lease. This is paid into a Sinking Fund to cover any main works in the building in the future.

Letting of the property not permitted

Pets permitted subject to restrictions within the lease

Occupancy restricted to residents aged 55 and over

Includes Buildings Insurance and a 24hr emergency response alarm system with alarm cords within the apartment and communal areas & there is a part time site manager. Included in the Service Charge is the maintenance & cleaning of communal areas and use of the laundry room.

### Construction & Condition

Traditional brick-built construction

Double glazed windows

Worcester Gas central heating via combination boiler, located in the kitchen

Boiler last serviced in 2025

Heating system understood to be in good working order

No known structural issues, subsidence, flooding, damp or rot

### Utilities & Services

Mains gas, electricity and water connected

Water meter located to the front of the complex

Current energy supplier understood to be British Gas

Cable TV available

Mobile phone signal reported as good throughout

### Security & Access

Secure fob-controlled entry system

CCTV system included

Alarm system included

### Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



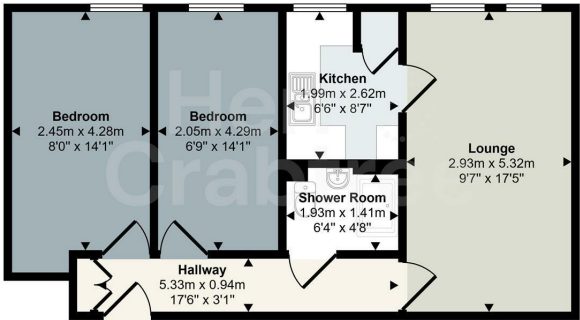
Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Approx Gross Internal Area  
52 sq m / 561 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.