





Downton Grange
Cardiff
CF3 3BW

Offers in Excess of £ 80,000.00

bettermove

Downton Grange - Cardiff

Bettermove are proud to present this 2 bedroom flat in Cardiff, available with no forward chain.

The property benefits from double glazing, gas central heating throughout, and off street parking available via a garage, with on street parking also available.

The council tax band is B.

This is a leasehold property with 35 years remaining on the lease; the ground rent is £22.00 per annum, and the service charge is £1,020.00 per annum.

The interior of this well presented, top floor property comprises a spacious living/dining room, fitted kitchen, two bedrooms, and a family bathroom. The property further benefits from additional attic space, ideal for further storage.

Located in the popular city of Cardiff, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Cardiff Queen Street station, a variety of local bus routes, and quick access to the M4.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
2	1	1	Leasehold

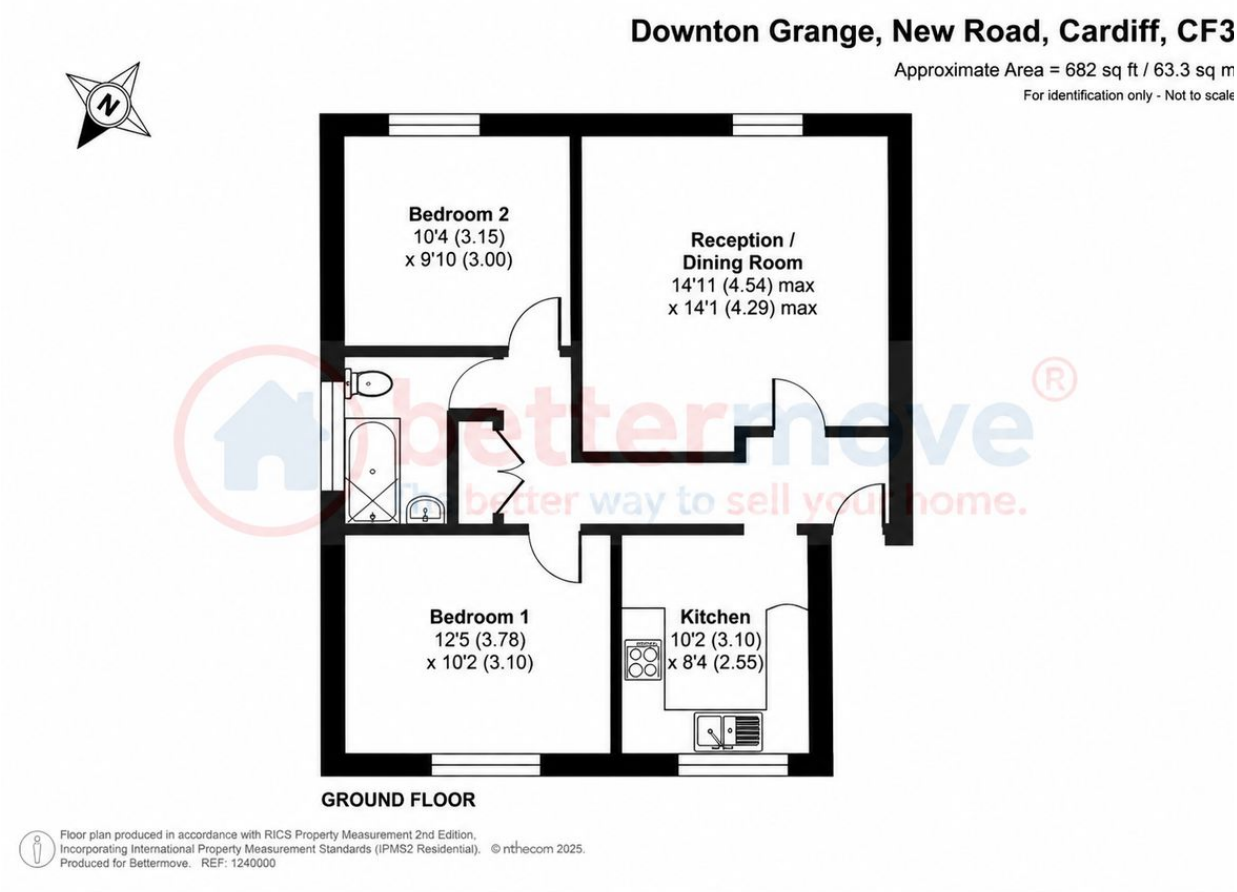








Floor Plan


Downton Grange, New Road, Cardiff, CF3
Approximate Area = 682 sq ft / 63.3 sq m
For identification only - Not to scale
N
Bedroom 2
10'4 (3.15)
x 9'10 (3.00)
Reception /
Dining Room
14'11 (4.54) max
x 14'1 (4.29) max
Bedroom 1
12'5 (3.78)
x 10'2 (3.10)
Kitchen
10'2 (3.10)
x 8'4 (2.55)
GROUND FLOOR
Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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