



Avocet House Station Road, Llandaff North Cardiff CF14 2FG

welcome to

Avocet House Station Road, Llandaff North Cardiff

A top floor one bedroom flat centrally located on Llandaff North high street. Excellent choice for investors and cash buyers looking in this popular suburb. !NO CHAIN CALL NOW TO VIEW!



Communal Entrance Hall

Front door via intercom system, stairs to first floor and door to rear with parking facilities.

Hall

Door to all rooms, intercom , storage heater, airing cupboard, hatch to attic.

Kitchen

7' 5" x 7' 9" (2.26m x 2.36m)

Fitted with wall and base units, sink and drainer, plumbing for washing machine, space for cooker and fridge freezer, double glazed window to front

Lounge & Diner

10' 8" x 13' 10" (3.25m x 4.22m)

Two double glazed window to rear, storage heater, telephone point.

Bedroom

12' 1" x 8' 6" (3.68m x 2.59m)

Double glazed window to front.

Bathroom

7' 7" x 4' 4" (2.31m x 1.32m)

Panelled bath with shower over, wc, wash hand basin, extractor fan, wall mounted vanity cabinet .

Agent Note

The owner is in the process of getting a lease extension which will be completed prior to completing the sale



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welcome to

Avocet House Station Road, Llandaff North Cardiff

- NO CHAIN!
- One double bedroom top floor apartment
- Generous open plan living room & diner
- Modern bathroom and kitchen
- Set in the heart of Llandaff North

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1736.25

Ground Rent: 15.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTC109527 - 0013

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