



Avocet House Station Road, Llandaff North Cardiff CF14 2FG

 allen & harris

welcome to

Avocet House Station Road, Llandaff North Cardiff

A top floor one bedroom flat centrally located on Llandaff North high street. An 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

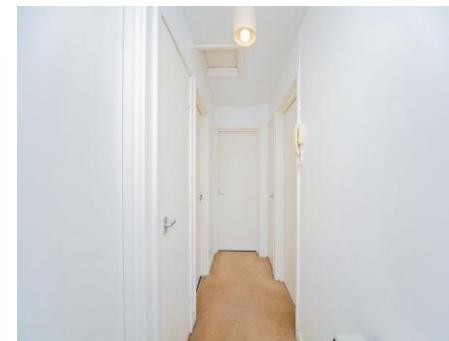
Tenure: Leasehold EPC Rating: D

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



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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.



Property Ref:
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