



Rowsby Court, Pontprennau Cardiff CF23 8FG

welcome to

Rowsby Court, Pontprennau Cardiff

NO ONWARD CHAIN. A well-presented top-floor apartment in the sought-after area of Pontprennau, offering excellent access to Cardiff Gate, the A48/M4, and local amenities. The accommodation comprises a bright lounge, modern fitted kitchen, two bedrooms and a bathroom. Internal Viewing Recommended!



Communal Entrance

Via door into:

Communal Hallway

Stairs rising to apartment.

Entrance

Via door into:

Hall

Double glazed window to rear aspect, wall mounted heater, built in storage cupboards intercom and access to:

Lounge Area

21' 3" Max x 20' 5" Max (6.48m Max x 6.22m Max)
Irregular Shape Room: Double glazed window to rear aspect, double glazed Juliette balcony, two wall mounted heaters and opens to:

Kitchen Area

7' 10" x 5' 10" (2.39m x 1.78m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven with cooker hood, spaces for washing machine and fridge, vinyl flooring and double glazed window to rear aspect.

Bedroom One

12' 6" x 8' 11" (3.81m x 2.72m)
Double glazed window to front aspect, wall mounted heater and built in wardrobe.

Bedroom Two

9' 1" x 6' 11" (2.77m x 2.11m)
Double glazed window to front aspect, wall mounted heater and built in wardrobe.

Bathroom

Irregular Shape Room: Fitted with a three piece suite comprising bath, WC, wash hand basin, partially tiled walls, heated towel rail, extractor fan, laminate flooring and double glazed window to rear aspect.

Outside

Allocated Parking

The vendor has advised us that the property has an allocated parking space.

Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 128 years left
Ground Rent: Approx. £150 per annum
Service Charge: Approx. £1800 per annum

The vendor has advised that the building's insurance is included in the service charge.



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Rowsby Court, Pontprennau Cardiff

- Top Floor Apartment
- Two Bedrooms
- Lounge Area
- Fitted Kitchen Area
- Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1800.00

Ground Rent: 150.00

£160,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Aug 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
ROA113537 - 0004

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.

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