



**Stephenson Court Wordsworth Avenue, Roath Cardiff CF24 3FX**

**welcome to**

## **Stephenson Court Wordsworth Avenue, Roath Cardiff**

SECOND-FLOOR RETIREMENT APARTMENT - A well located two-bed apartment on popular Wordsworth Avenue, Roath. Features lounge, fitted kitchen, shower room and gas central heating. Close to Cardiff City Centre and local amenities. Viewing recommended.

### **Communal Entrance**

Via door into:

### **Communal Hallway**

Stairs rising to flats, lifts to all floors, reception area and access to the flat.

### **Entrance**

Via door into:

### **Hall**

Intercom, radiator, laminate flooring and access to:

### **Lounge**

17' 10" x 10' ( 5.44m x 3.05m )

Two double glazed windows to front aspect, radiator, laminate flooring and access to:

### **Kitchen**

8' 8" x 6' 7" ( 2.64m x 2.01m )

Fitted with wall and base level units with complementary work surfaces over, sink unit, spaces for cooker and fridge/freezer, tiled flooring, built in cupboard housing combi boiler and double glazed window to front aspect.

### **Bedroom One**

14' 4" x 8' 2" ( 4.37m x 2.49m )

Two double glazed windows to front aspect, radiator and laminate flooring.

### **Bedroom Two**

14' 3" x 8' 2" ( 4.34m x 2.49m )

Double glazed window to front aspect, radiator and laminate flooring.

### **Shower Room**

Fitted with three piece suite comprising shower cubicle, WC, wash hand basin, radiator, partially pvc panelled walls, vinyl flooring, extractor fan and sliding door.

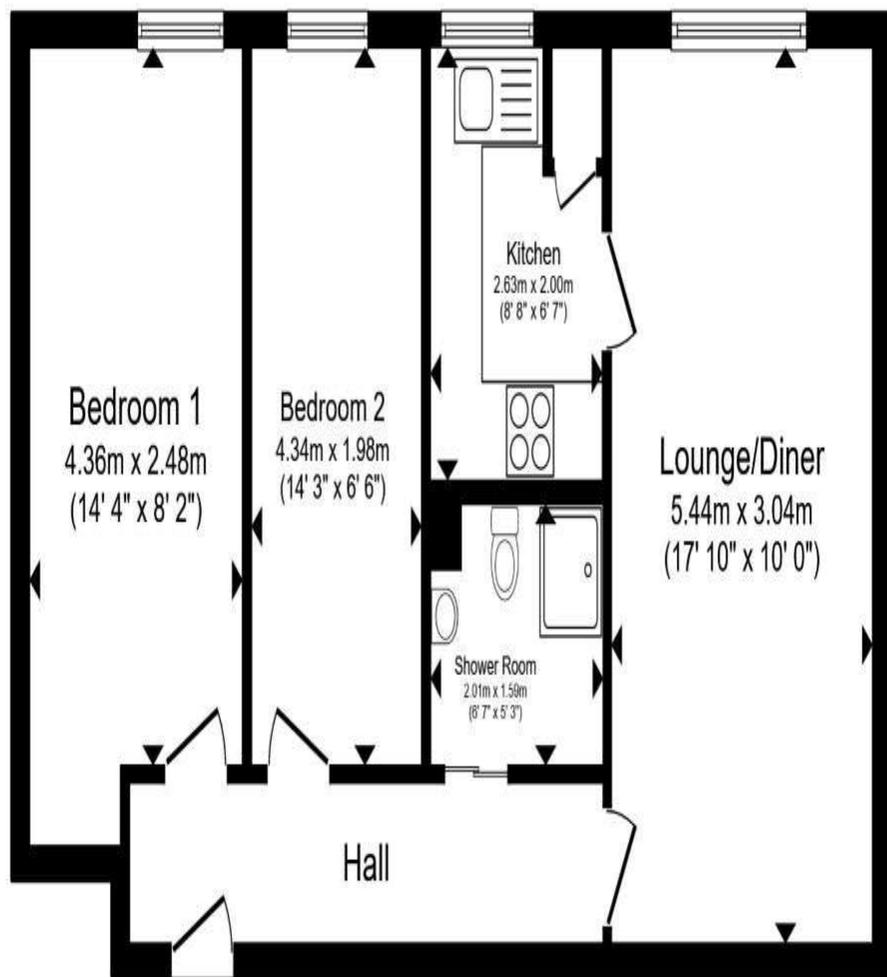
### **Outside**

#### **Leasehold Information**

The vendor has advised of the below:

Length of Lease: Approx. 96 years remaining

Service Charge: Approx. £2239 per annum



**Floor Plan**

Total floor area 52.6 m<sup>2</sup> (566 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Stephenson Court Wordsworth Avenue, Roath Cardiff

- Second Floor Retirement Apartment
- Sought-after location on Wordsworth Avenue, Roath
- Two Bedrooms
- Lounge
- Fitted Kitchen

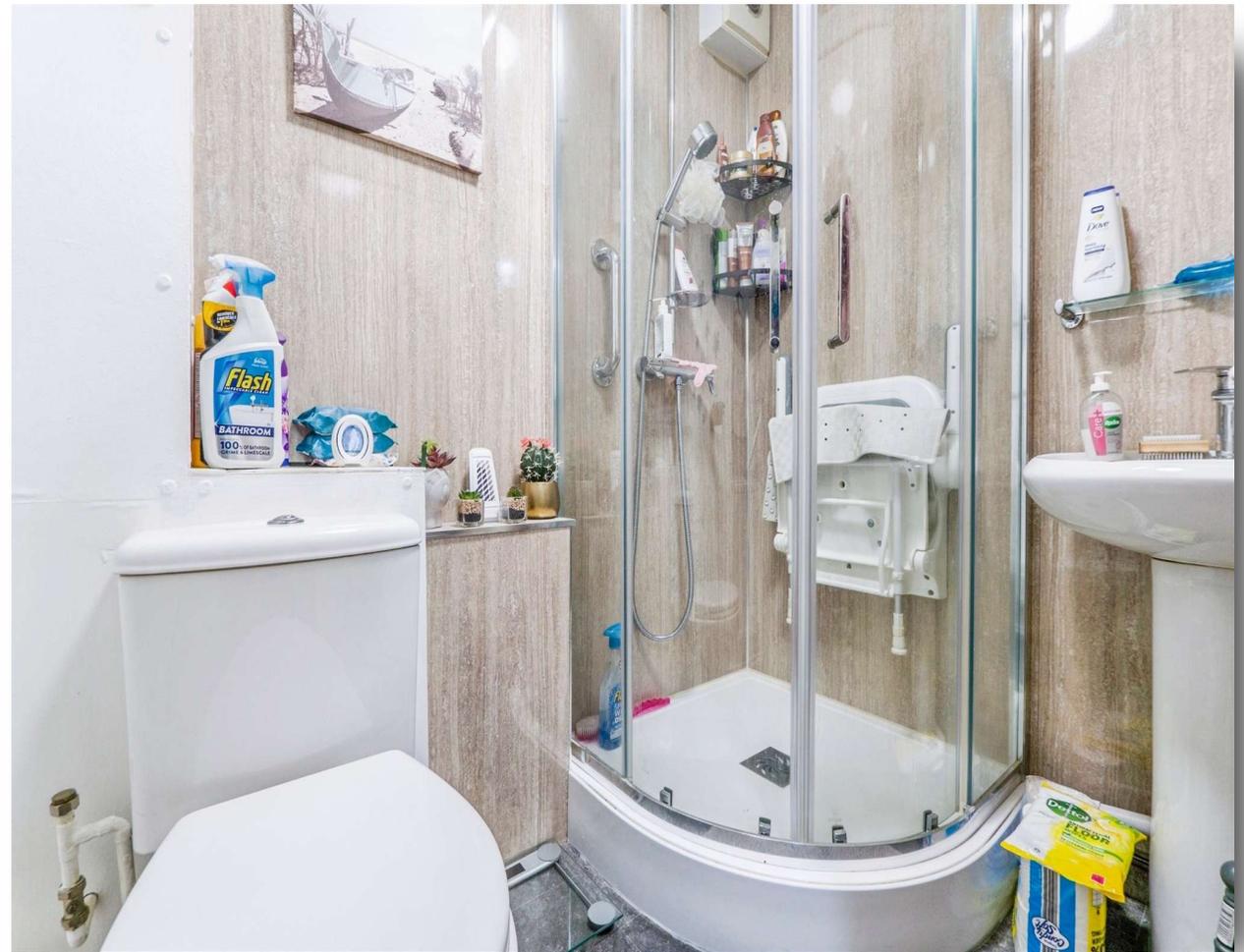
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2239.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £120,000



view this property online [allenandharris.co.uk/Property/ROA114658](https://allenandharris.co.uk/Property/ROA114658)



Property Ref:  
ROA114658 - 0003

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allen & harris



**029 2046 4744**



[roath@allenandharris.co.uk](mailto:roath@allenandharris.co.uk)



84 Albany Road, CARDIFF, South Glamorgan,  
CF24 3RS



[allenandharris.co.uk](https://allenandharris.co.uk)