

**Richmond Court St. Peters Street, Roath Cardiff CF24 3AZ**

**welcome to**

## **Richmond Court St. Peters Street, Roath Cardiff**

A one-bedroom apartment within walking distance of Cardiff City Centre. Features an entrance hall, lounge area, fitted kitchen, double bedroom and shower room. Ideal for first-time buyers or investors — viewing recommended!

### **Communal Entrance**

Via door into:

### **Communal Hallway**

Stairs rising to the flat.

### **Entrance**

Via door into:

### **Hall**

Loft hatch with pull down ladder, loft boarded with lighting, built in cupboard housing hot water tank and access to:

### **Lounge Area**

15' x 9' ( 4.57m x 2.74m )

Double glazed window to rear aspect, fitted blinds, programmable electric heating, engineered maple wooden flooring and opening to:

### **Kitchen Area**

8' 10" x 5' 11" ( 2.69m x 1.80m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and cooker hood, spaces for washing machine and undercounter fridge (vendor has advised they are remaining), spotlights, partially tiled walls, slate floor tiles, beech veneer flooring and double glazed window to side aspect.

### **Bedroom**

11' 8" x 8' 1" ( 3.56m x 2.46m )

Double glazed window to rear aspect with fitted blackout blinds, electric heater and laminate flooring.

### **Shower Room**

Fitted with a three piece suite comprising walk in shower, WC, wash hand basin, electric heated towel rail, porcelain tiled flooring and fully tiled walls.

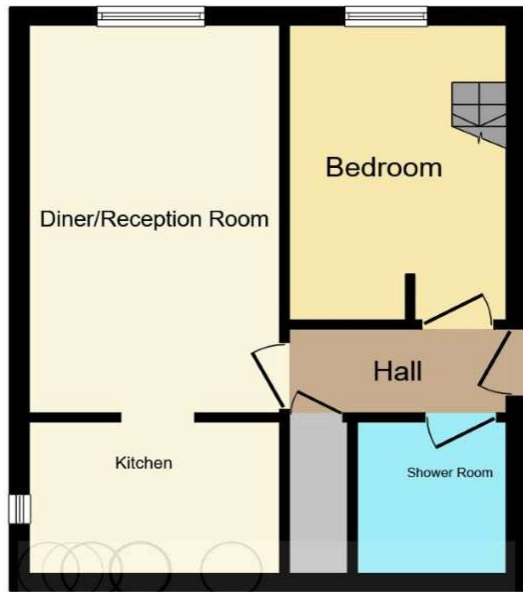
### **Outside**

Open car park to rear.

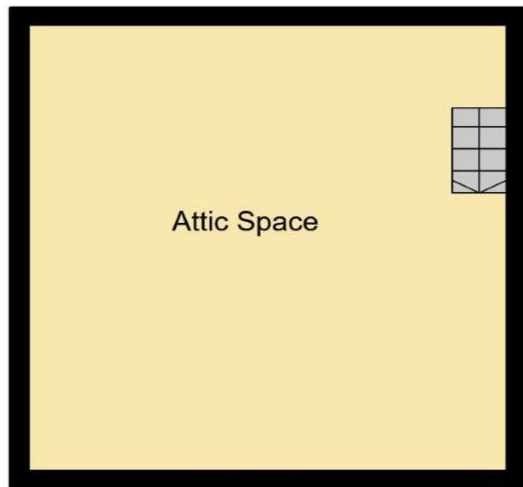
### **Leasehold Information**

The vendor has advised of the below:

Length of Lease: Approx. 961 years left  
Service Charge: Approx. £850 per annum



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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**Richmond Court St. Peters Street,**  
**Roath Cardiff**

- Purpose Built Apartment
- Double Bedroom
- Lounge Area
- Fitted Kitchen Area
- Shower Room

Tenure: Leasehold EPC Rating: C  
Council Tax Band: B Service Charge: 850.00  
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of  
**£140,000**



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Property Ref:  
ROA114696 - 0005

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