

# Phoenix Way

HEATH, CARDIFF, CF14 4PQ

**GUIDE PRICE £140,000**

**Hern &  
Crabtree**



# Phoenix Way

Offered to the market with no onward chain is this well-presented ground floor apartment located on Phoenix Way in Heath, Cardiff. This one-bedroom flat is an ideal purchase for first-time buyers, downsizers or investors alike, offering convenient ground floor living and a bright, open plan layout that's both functional and welcoming.

The property is tucked away within a purpose-built block and benefits from a sociable open-plan living, kitchen and dining area, complete with integrated appliances and dual aspect windows. A comfortable double bedroom with built-in storage, a well-finished bathroom and handy visitor parking complete the offering.

Phoenix Way is situated in the popular suburb of Heath, just north of Cardiff city centre. The area is highly sought after for its excellent connectivity, being within easy reach of the A48 and M4 corridor, as well as convenient bus and rail links into the city. Local amenities include a range of shops, supermarkets and cafés nearby, and the University Hospital of Wales is just a short distance away.

For outdoor enthusiasts, Heath Park offers open green space, a pitch and putt golf course, tennis courts and woodland walks. The area is also served by reputable primary and secondary schools, making it a practical and appealing location for a wide range of buyers.



# 560.00 sq ft

## Communal Entrance

Entered from communal hall with intercom door. Door access to rear communal garden.

## Entrance Hall

## Lounge / Kitchen / Diner

A spacious, bright, and sociable space with double glazed windows to both the front and side aspects. The kitchen area is fitted with a range of wall and base units with worktops over, incorporating a stainless steel one bowl sink and drainer with mixer tap. Integrated appliances include a four-ring gas hob, oven, stainless steel splashback with cooker hood over, washer/dryer, and a base-level fridge freezer. The kitchen has practical vinyl flooring, while the lounge/dining area is carpeted and offers ample space for seating and dining. Two radiators provide warmth throughout.

## Double Bedroom

A well-proportioned double bedroom with a double glazed window to the side, radiator, and a built-in wardrobe offering useful storage.

## Bathroom

Fitted with a WC, wash hand basin, and a P-shaped panelled bath with a plumbed shower over and glass screen. Features include part tiled walls, a shaver light, radiator, and vinyl flooring.

## Communal Gardens and Parking

Communal garden to rear. Off Street Parking - a separate designated space legally owned by the property.

## Tenure & Lease

Tenure: Leasehold

What is the full term of the lease? 125 from new

Start Date: 2006

Current amount of years remaining on the lease: 105

Annual Ground Rent £270

Service and Maintenance Charges £ (include payment frequency) £180 monthly

Does the Service Charge Include Water Rates: Yes

Does the property your selling benefit from any outdoor space? No

Management Company Name and Address (If known)

## Hazelvine

Are you able to rent out the property? Yes

According to the lease, are occupants allowed to keep pets? Unsure

How many other flats / apartments are within the same block? 9

## Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



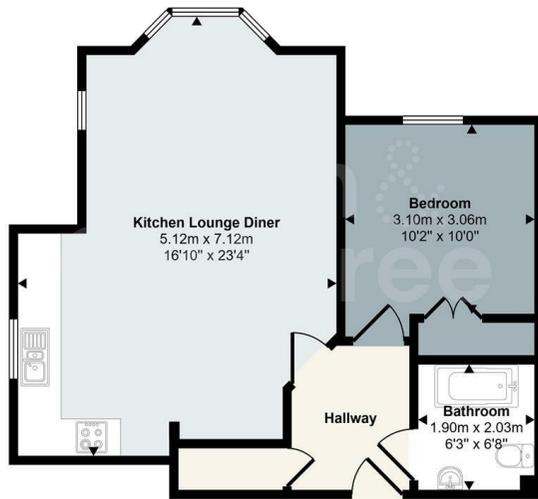
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		99
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



Approx Gross Internal Area  
52 sq m / 560 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.