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CARDIFF

VALE

CAERPHILLY

BRISTOL

LAKE VIEW COURT

*Lake Road East*

ROATH PARK



Comments by Mr Rhys Carter



**Property Specialist**

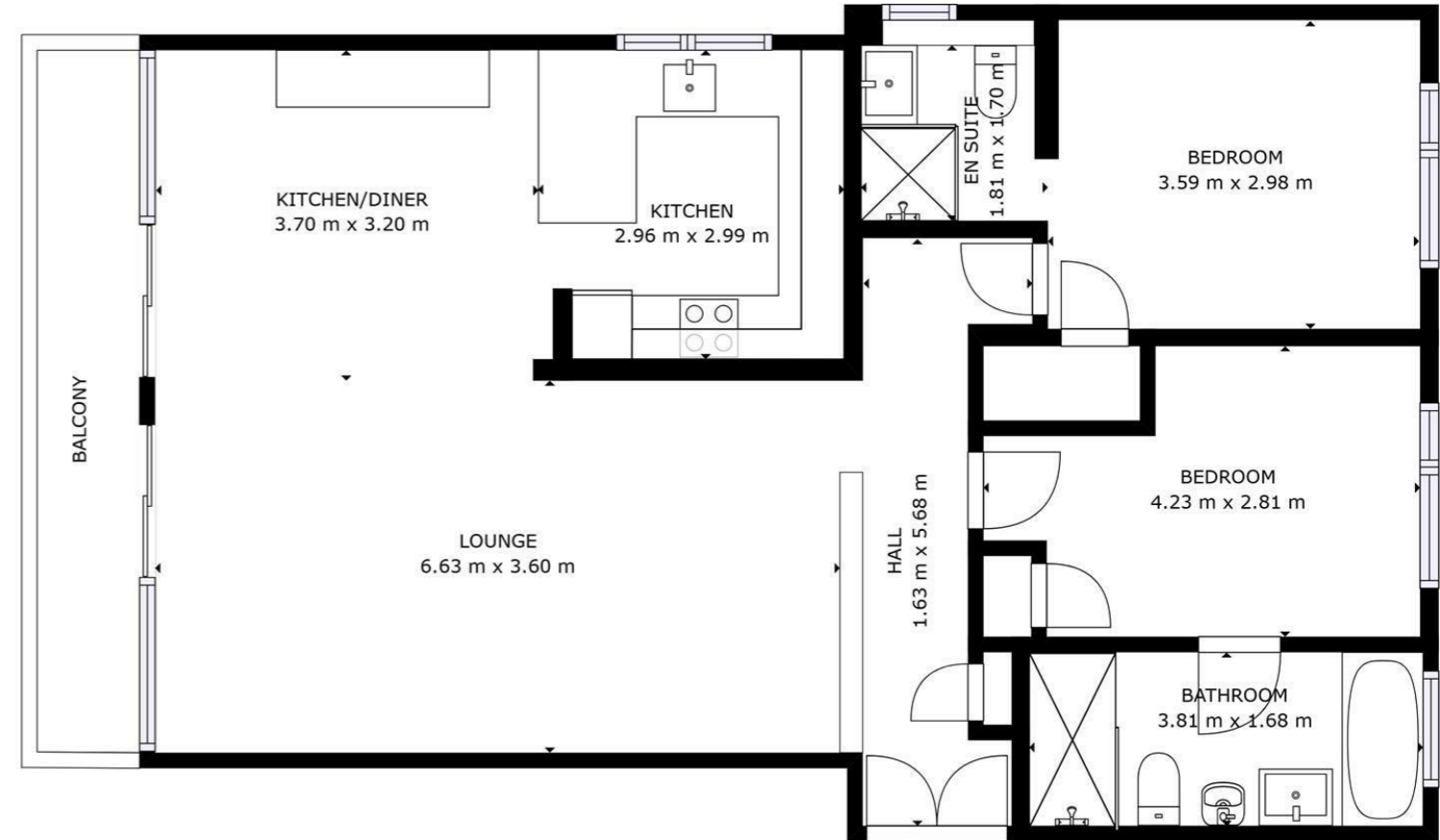
**Mr Rhys Carter**

Senior valuer

rhys.carter@jeffreygross.co.uk

*An exceptional open plan living apartment with Roath Park boating lake views.*

Comments by the Homeowner



GROSS INTERNAL AREA  
 FLOOR 1: 89 m<sup>2</sup>, EXCLUDED AREAS:  
 BALCONY: 7 m<sup>2</sup>  
 TOTAL: 89 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Lake Road East

Roath Park, Cardiff, CF23 5PB

PCM

£2,200 PCM



2 Bedroom(s)



2 Bathroom(s)



915.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

A rare opportunity to purchase an immaculate 2 double bedroom first floor apartment with stunning views of ROATH PARK BOATING LAKE. This stylish apartment comprises of: open plan lounge diner into an open modern kitchen, complete with vaulted ceiling and patio door onto balcony, 2 great size bedrooms, both with En-suite contemporary bathrooms. The property further benefits from off road parking, communal gardens to the front and rear and Electric car charging point. This lovely home has to be viewed to appreciate the size, and breath taking location.

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



**Communal Entrance Hall**

**Entrance Porch**

**Open Plan Lounge / Diner / Kitchen**

**Bedroom One**

**En-Suite**

**Bedroom Two**

**En-Suite**

**Garage**

**Outside**

Outside - There are communal gardens

**Tenure**

Shared Freehold between 6 flats with a 999 year lease from Jan 2008

**Service Charge**

Approx £1,950 p.a inc Building Insurance, fire regulations, cleaning of communal areas, window cleaning, gardening, water and general maintenance.

**Council Tax**

Band F

**School Catchment**

Lakeside Primary School (year 2021-22)  
Lakeside Primary School (year 2022-23)

Cardiff High School (year 2022-23)  
Cardiff High School (year 2021-22)

Ysgol Y Berllan Deg (year 2022-23)  
Ysgol Y Berllan Deg (year 2021-22)

Ysgol Gyfun Gymraeg Bro Edern (year 2021-22)  
Ysgol Gyfun Gymraeg Bro Edern (year 2022-23)

To be clarified by your legal representative





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

