



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

**welcome to**

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

NO ONWARD CHAIN! A welcoming top-floor retirement apartment on lovely Wordsworth Avenue, Roath. Offering a cosy lounge, fitted kitchen, two bedrooms and a modern shower room, this home enjoys gas central heating and a fantastic location close to Cardiff City Centre.

### **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**

Built in cupboard, intercom and access to:

### **Lounge**

Two double glazed windows, radiator and powerpoints.

### **Kitchen**

Fitted with wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven, space for fridge/freezer, tiled splashback, powerpoints and double glazed window to side aspect.

### **Bedroom One**

Two double glazed windows to side aspect, radiator and powerpoints.

### **Bedroom Two**

Double glazed window to rear aspect, powerpoint and radiator.

### **Shower Room**

Fitted with three piece suite comprising walk in shower cubicle, pump action seat, WC and wash hand basin.

### **Outside**

Communal gardens and visitors parking.

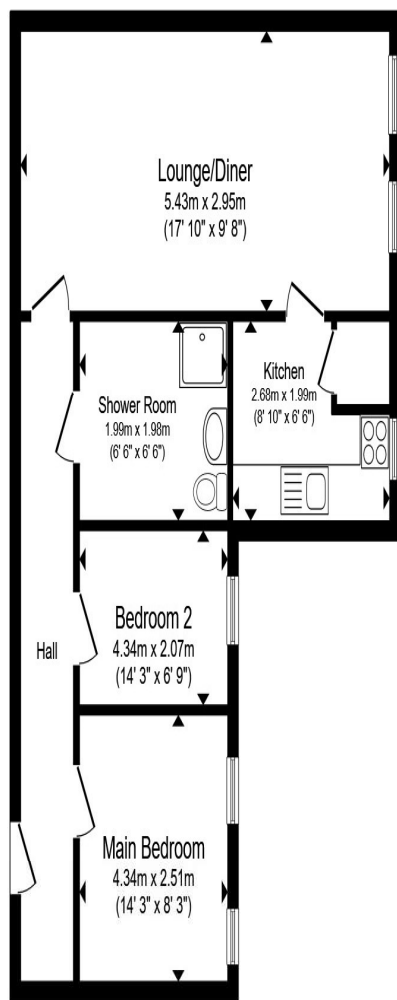
### **Leasehold Information**

The vendor has advised of the below:

Length of Lease: Approx. 999 years from March 1987

Service Charge: Approx. £2160 per annum





## Floor Plan

Total floor area 60.1 m<sup>2</sup> (647 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**

- Top-floor retirement apartment in sought-after Wordsworth Avenue, Roath
- Bright lounge and fitted kitchen
- Two bedrooms offering flexibility for guests, hobbies, or extra storage
- Modern shower room
- Excellent location close to Cardiff City Centre, shops, parks, and transport links

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2160.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



**view this property online** [allenandharris.co.uk/Property/ROA114607](https://allenandharris.co.uk/Property/ROA114607)



Property Ref:  
ROA114607 - 0002

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