



Stephenson Court Wordsworth Avenue, Roath Cardiff CF24 3FX

 allen & harris

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

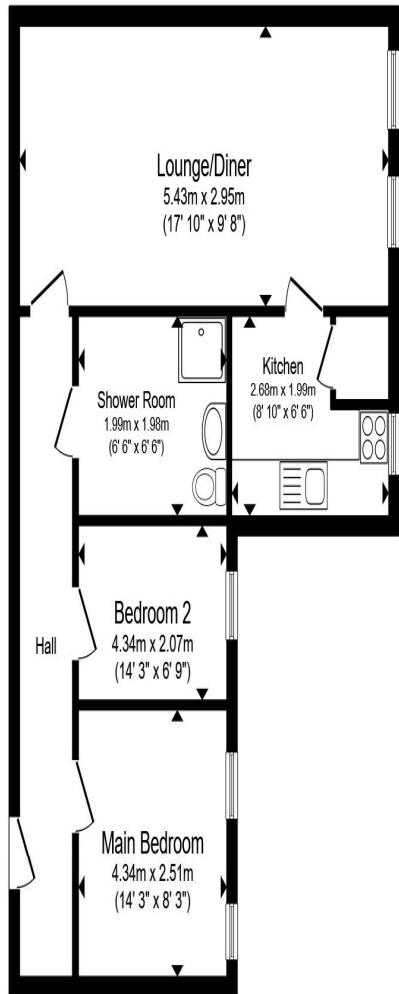
Communal gardens and visitors parking.

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 m² (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



welcome to

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



Property Ref:
ROA114607 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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