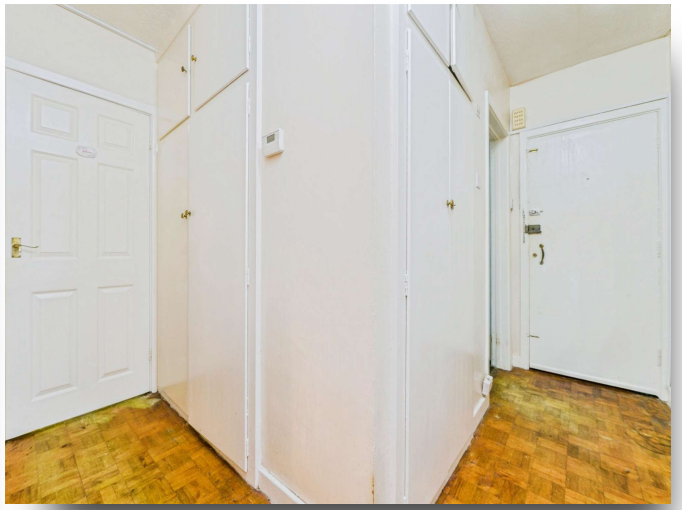


Exmouth Court Lynmouth Crescent,Rumney Cardiff CF3 4AT

allen & harris

welcome to

Exmouth Court Lynmouth Crescent, Rumney Cardiff

No Onward Chain! Purpose-built two-bedroom first-floor flat in a popular Rumney location, close to local amenities and transport links, with gas central heating, double glazing, communal garden, garage and allocated parking. Early viewing advised.

Communal Entrance
Via a secured communal door into:

Communal Hallway
Stairs rising to the entrance door to the flat.

Entrance
Via door into:

Hall
Solid block wooden flooring, radiator, two built in storage cupboards and access to:

Lounge
15' x 11' (4.57m x 3.35m)
Double glazed window to front aspect, electric fire, radiator and laminate flooring.

Kitchen
12' 5" Max x 8' 7" Max (3.78m Max x 2.62m Max)
Fitted with wall and base level units with complementary work surface over, sink unit, integrated gas hob and electric oven, spaces for washing machine and fridge/freezer, built in storage cupboard, tiled walls, tiled flooring, wall mounted combi boiler and double glazed window to rear aspect.

Bedroom One
11' 1" x 11' (3.38m x 3.35m)
Double glazed window to front aspect, radiator and fitted wardrobe.

Bedroom Two
12' 7" x 11' (3.84m x 3.35m)
Double glazed window to front aspect, radiator, laminate flooring and fitted wardrobe.

Bathroom
Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, heated towel radiator, tiled flooring and double glazed window to rear aspect.

Outside

Garage
With up and over door.

Allocated Parking
The vendor has advised that the property has an allocated parking space.

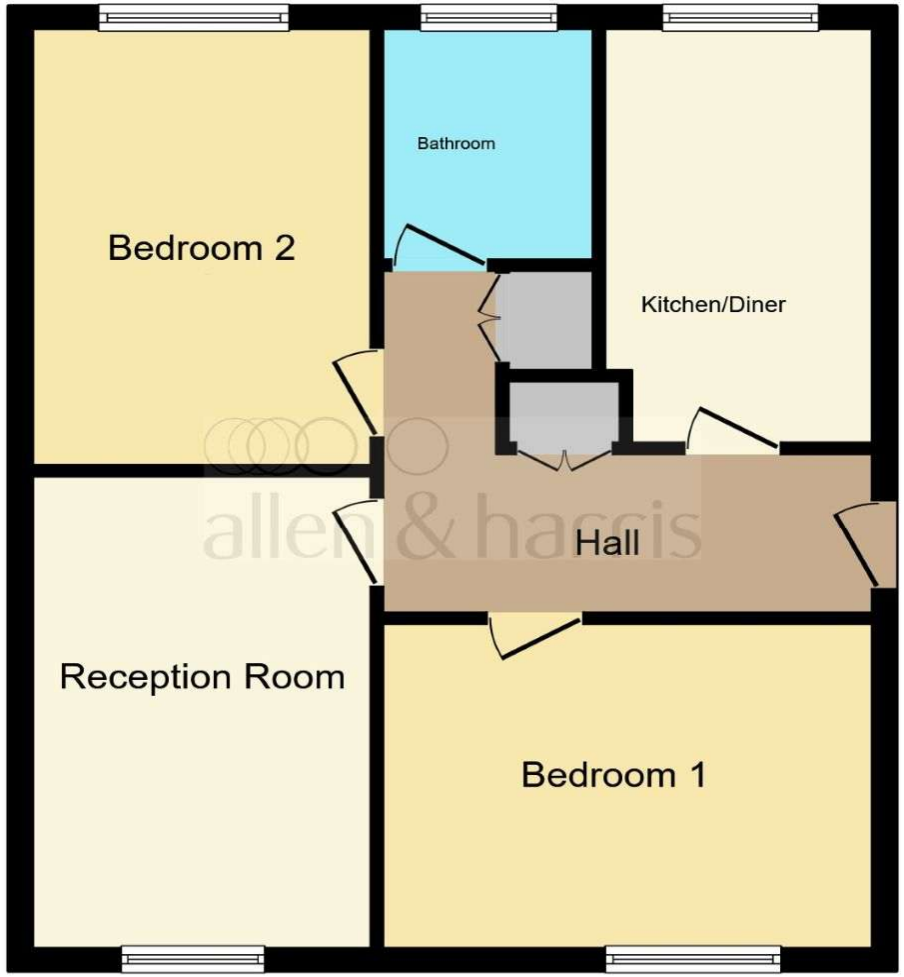
Communal Garden
The vendor has advised that there is a shared garden to the rear of the property.

Leasehold Information
The vendor has advised of the below:

Length of Lease: Approx. 125 years left
Service Charge: Approx. £577.25 per annum
Buildings Insurance: Approx. £232.27 per annum

Estate Agents Notes
Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Disclaimer
Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member/close associate of a staff member of the Connells Group.



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.

welcome to

Exmouth Court Lynmouth Crescent, Rumney Cardiff

- Purpose Built First Floor Flat
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: 577.25
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 139 years from 29 Sep 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000

view this property online allenandharris.co.uk/Property/ROA114909

The Property Ombudsman

Property Ref:
ROA114909 - 0007

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

029 2046 4744

roath@allenandharris.co.uk

84 Albany Road, CARDIFF, South Glamorgan, CF24 3RS

allenandharris.co.uk

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.