

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



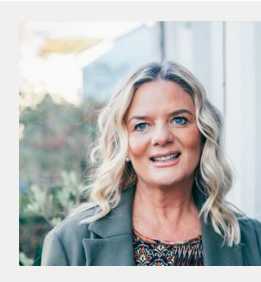
Cowper Place

ROATH



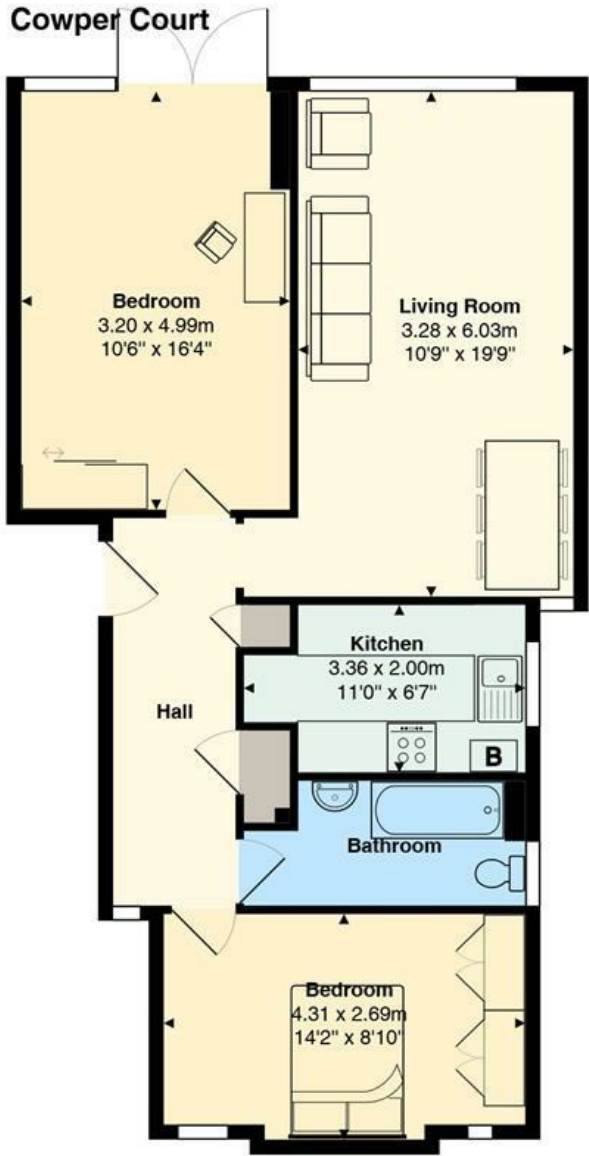
Immaculate two double bedroom ground floor apartment with outside space.

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer

amanda@jeffreycross.co.uk



Total Area: 68.3 m² ... 735 ft²

All measurements are approximate and for display purposes only

"I love the location. The flat benefits from being within walking distance of many attractors, whilst also being secluded and sheltered from the bustling noise of the city. I particularly like how the garden and living room is bathed in the afternoon sun."

Comments by the Homeowner





Cowper Place

Roath, Cardiff, CF24 3FT

Offers Over

£200,000



2 Bedroom(s)



1 Bathroom(s)



735.00 sq ft



Contact our
Penylan Branch
02920 499680

Jeffrey Ross are pleased to bring to the market this beautifully presented two double bedroom ground floor apartment. The property benefits from secure communal entrance hall, entrance hall with built in storage, lounge / dining room, modern kitchen, modern bathroom, two double bedrooms one currently used as a study with French doors leading to the rear garden, Outside is a well maintained secure shared rear garden The property is immaculately presented throughout.

Situated within close proximity to local shops, parks, amenities as well as Cardiff City Centre.

**** Chain Free ****



Communal Entrance Hall	Parking
Entrance Hall	Allocated parking for one car.
Lounge / Dining 10'9 x 19'9 (3.28m x 6.02m)	Additional Information
Kitchen 11'0 x 6'7 (3.35m x 2.01m)	New boiler, consumer unit and EV charging point.
Bedroom One 10'6 x 16'4 (3.20m x 4.98m)	Service Charge includes - Maintenance of communal grounds inclusive of gardening, cleaning, window cleaning. Building insurance. Communal electric / lighting. Maintenance budget and annual repairs. Roof replacement fund (building fund year on year for potential roof repair) Annual roof inspection and clean. Name of block / estate management company - Cowper Court Management Ltd
Bedroom Two 14'2 x 8'10 (4.32m x 2.69m)	Service Charge
Bathroom	£110 PCM
Outside	
Communal Rear Garden	
Tenure	
Leasehold, but this is to be confirmed by your solicitor	
Council Tax	
Band - D	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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

