



Newport Road, Roath Cardiff CF24 1RR

welcome to

Newport Road, Roath Cardiff

No Onward Chain!

A charming one-bedroom top-floor flat located in the ever-popular area of Roath close to the City Centre. The accommodation offers an entrance hall, an open-plan lounge with a fitted kitchen/dining area, a double bedroom, shower room, and a useful mezzanine level.

Communal Entrance

Via door into:

Communal Hallway

Stairs rising to top floor flat.

Entrance

Via door into:

Hall

Single glazed window to front aspect and stairs rising up to:

Landing

Built in storage cupboard housing mains and access to:

Lounge/ Kitchen/ Dining Area

15' 11" Max x 13' Max (4.85m Max x 3.96m Max)

Restricted Head Height: Two double glazed windows to front aspect, storage heater, laminate flooring and fireplace.

Kitchen Area: Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated induction hob and electric oven, spaces for washing machine and fridge, powerpoint, tiled splashback, ladder rising up to mezzanine floor and access to:

Double Bedroom

12' 3" x 7' 9" (3.73m x 2.36m)

Restricted Head Height: Double glazed window to rear aspect, laminate flooring, radiator and powerpoint.

Shower Room

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, tiled splashback, radiator, built in storage and double glazed window to rear aspect.

Second Floor

Mezzanine Floor

Restricted Head Height: Two double glazed skylight windows, laminate flooring and ladder rising up from lounge area.

Leasehold Information

The vendor has advised us of the below:

Length of Lease Approx. 194 Years

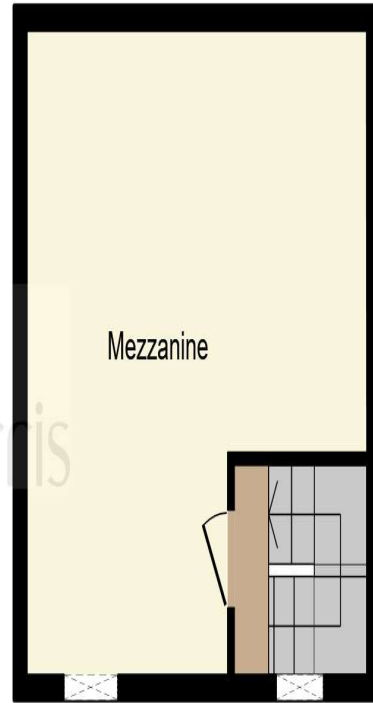
Service Charge: Approx. £300 per annum

Ground Rent: Approx. £90 per annum

Buildings Insurance Premium: Approx. £270

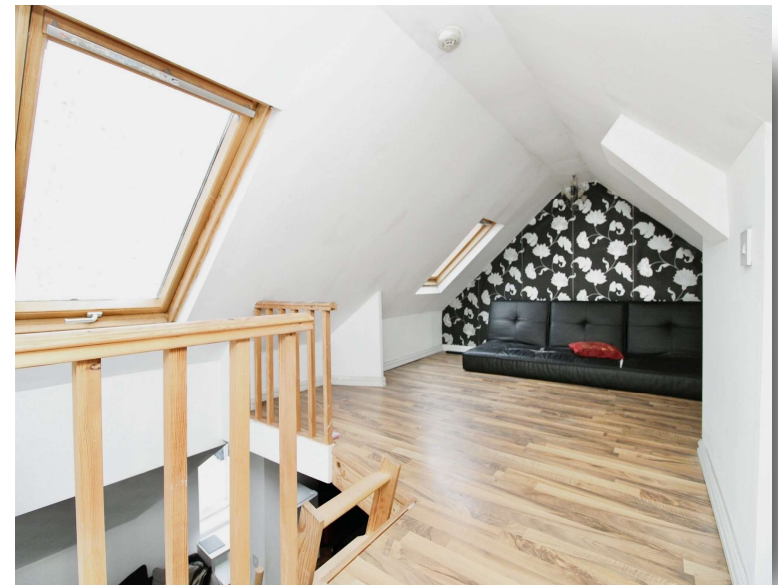


Ground Floor



Mezzanine

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.



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Roath Cardiff

- Top Floor Flat
- Double Bedroom
- Open Plan Living
- Shower Room
- Mezzanine Floor

Tenure: Leasehold EPC Rating: E
Council Tax Band: B Service Charge: 300.00
Ground Rent: 90.00

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.

£115,000



view this property online allenandharris.co.uk/Property/ROA113588



Property Ref:
ROA113588 - 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.

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