



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

**welcome to**

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

FIRST-FLOOR RETIREMENT APARTMENT - A well located two-bed apartment on popular Wordsworth Avenue, Roath. Features lounge, fitted kitchen, shower room and gas central heating. Close to Cardiff City Centre and local amenities. Viewing recommended.

### **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**

Intercom, radiator and access to:

### **Lounge**

17' 8" x 9' 8" ( 5.38m x 2.95m )

Two double glazed windows to side aspect, radiator and access to:

### **Kitchen**

8' 6" x 6' 6" ( 2.59m x 1.98m )

Fitted with wall and base level units with complementary work surfaces over, sink unit, spaces for cooker and undercounter fridge, tiled flooring, built in cupboard and double glazed window to side aspect.

### **Bedroom One**

13' 11" x 8' 2" ( 4.24m x 2.49m )

Double glazed window to side aspect and radiator.

### **Bedroom Two**

13' 11" x 6' 10" ( 4.24m x 2.08m )

Double glazed window to side aspect and radiator.

### **Shower Room**

Fitted with three piece suite comprising shower cubicle, WC, wash hand basin and radiator.

### **Outside**

Communal gardens and visitors parking.

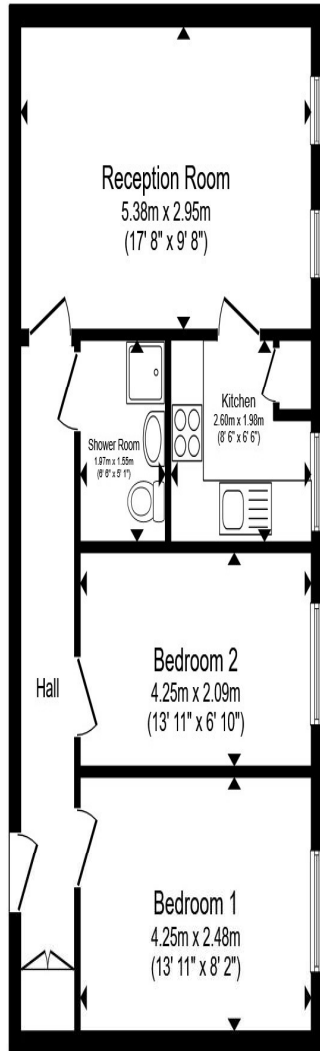
### **Leasehold Information**

The vendor has advised of the below:

Length of Lease: Approx. 99 years from March 1987

Service Charge: Approx. £2100 per annum

Sinking Fund: Approx. £175 pcm



Total floor area 52.7 m<sup>2</sup> (567 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)



**welcome to**  
**Stephenson Court Wordsworth Avenue,**  
**Roath Cardiff**

- First Floor Retirement Apartment
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Shower Room

Tenure: Leasehold EPC Rating: Awaited  
Council Tax Band: C Service Charge: 2100.00  
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1987.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

offers in excess of

**£80,000**



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Property Ref:  
ROA114778 - 0003

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