



Stephenson Court Wordsworth Avenue, Roath Cardiff CF24 3FX

welcome to

Stephenson Court Wordsworth Avenue, Roath Cardiff

SECOND-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, laminate flooring and access to:

Lounge

17' 10" x 10' (5.44m x 3.05m)

Two double glazed windows to front aspect, radiator, laminate flooring and access to:

Kitchen

8' 8" x 6' 7" (2.64m x 2.01m)

Fitted with wall and base level units with complementary work surfaces over, sink unit, spaces for cooker and fridge/freezer, tiled flooring, built in cupboard housing combi boiler and double glazed window to front aspect.

Bedroom One

14' 4" x 8' 2" (4.37m x 2.49m)

Two double glazed windows to front aspect, radiator and laminate flooring.

Bedroom Two

14' 3" x 8' 2" (4.34m x 2.49m)

Double glazed window to front aspect, radiator and laminate flooring.

Shower Room

Fitted with three piece suite comprising shower cubicle, WC, wash hand basin, radiator, partially pvc panelled walls, vinyl flooring, extractor fan and sliding door.

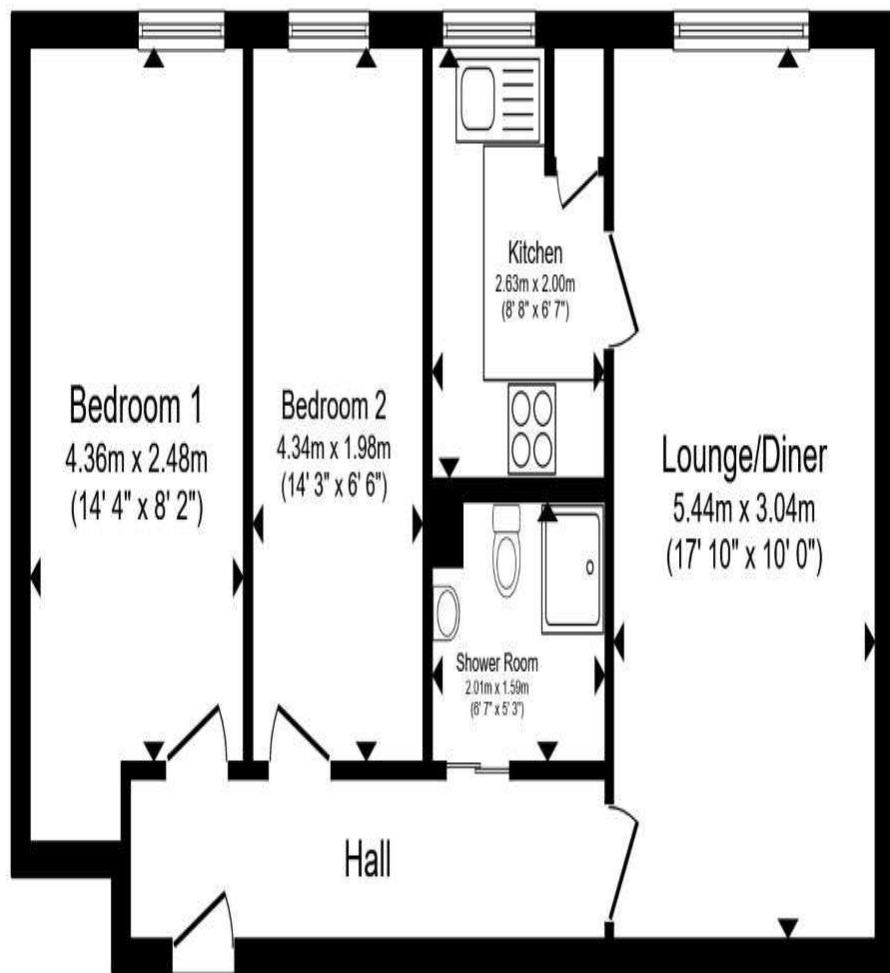
Outside

Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 96 years remaining

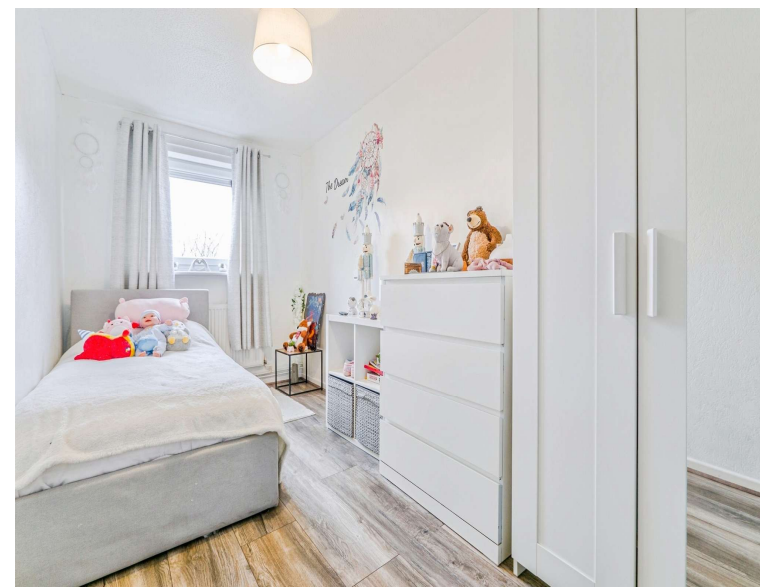
Service Charge: Approx. £2239 per annum



Floor Plan

Total floor area 52.6 m² (566 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



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Stephenson Court Wordsworth Avenue, Roath Cardiff

- Second Floor Retirement Apartment
- Sought-after location on Wordsworth Avenue, Roath
- Two Bedrooms
- Lounge
- Fitted Kitchen

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2239.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 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.

£110,000



view this property online allenandharris.co.uk/Property/ROA114658



Property Ref:
ROA114658 - 0004

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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