Asking Price
£79,950

Denbigh Court, Curlew Close,
Whitchurch, Cardiff,
CF14 1BL

THOMAS H
WOOD

1 Bedrooms
Flat - First Floor

A fantastic opportunity to purchase this one bedroom first floor apartment situated in Denbigh Court, just off Curlew Close in Rhiwbina. No. 5 Denbigh Court forms part of a purpose built development of just 12 apartments constructed in the early 1970s. The property now requires a full programme of refurbishment, but offers excellent potential for an investor or purchaser looking to create a well presented apartment in a highly convenient North Cardiff location. The property benefits from renewed UPVC windows and comes with its own parking space.
The accommodation briefly comprises a communal entrance with stairs to the first floor, private entrance hallway with storage cupboard, spacious lounge, kitchen, double bedroom and bathroom.
The property is offered for sale with no onward chain. The remaining lease term is approximately 41 years and, due to the short lease, the property is being offered to cash buyers only. The price reflects both the condition of the property and the remaining lease term.
Ideally positioned for access to the popular villages of Rhiwbina and Whitchurch, together with a wide range of local amenities and excellent public transport links. Close to the excellent public transport links, highly regarded schools and the excellent local amenities.

HALLWAY
Accessed via the communal entrance with stairs leading to the first floor. Storage cupboard.

LOUNGE
9'10" x 19'5"
A spacious reception room with ample space for sofas and a dining table and chairs, together with a large UPVC window and electric heater.

KITCHEN
6'11" x 7'8"
Fitted with a range of wall and base units with work surfaces over, space and plumbing for washing machine and fridge freezer, electric oven and hob, stainless steel sink and UPVC window.

BEDROOM
10'5" x 14'4"
A generous double bedroom with fitted wardrobe, electric heater and UPVC window.

Features

- ONE BEDROOM FIRST FLOOR APARTMENT
- FULL REFURBISHMENT OPPORTUNITY
- 41 YEARS REMAINING ON THE LEASE
- CASH BUYERS ONLY
- NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES

BATHROOM
7'4" x 4'7"
Fitted with a low level WC, pedestal wash hand basin and bath with shower over.

OUTSIDE

FRONT
Communal approach and entrance providing access to the apartment.

PARKING
Allocated parking space.

TENURE
Leasehold. Approximately 41 years remaining on the lease.
Service Charge: £1,345 pa.
Ground Rent: £20 p.a.

COUNCIL TAX
Band C.

Information

- Tenure: Leasehold
- Council Tax Band: C
- Floor Area: 485.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: B

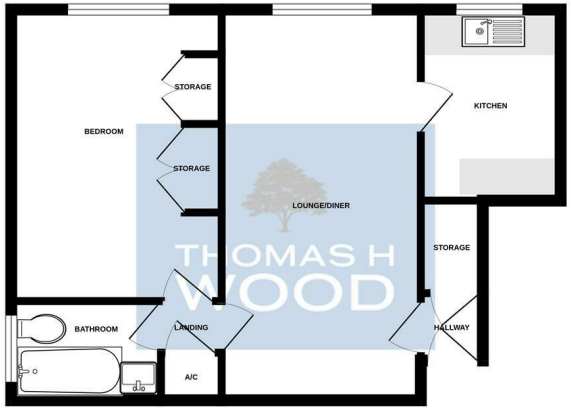
1 BEDROOMS

1 BATHROOMS

1 RECEPTION ROOMS

ENERGY RATING: D

GROUND FLOOR
45.1 sq.m. (485 sq.ft.) approx.



FIRST FLOOR

TOTAL FLOOR AREA : 45.1 sq.m. (485 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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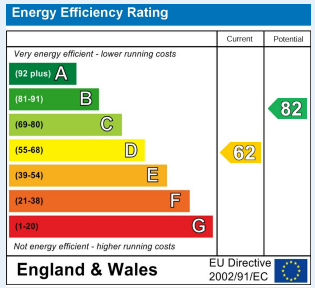
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



THOMAS H WOOD

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