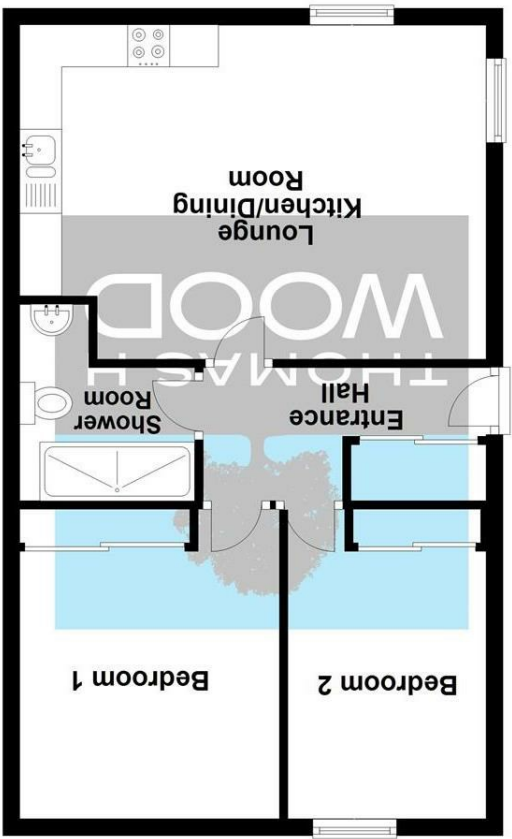


Total area: approx. 563.9 sq. feet



Ground Floor  
Approx. 563.9 sq. feet

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Current		Potential
71		76

Energy Efficiency Rating

www.thomashwood.com

WEBSITE

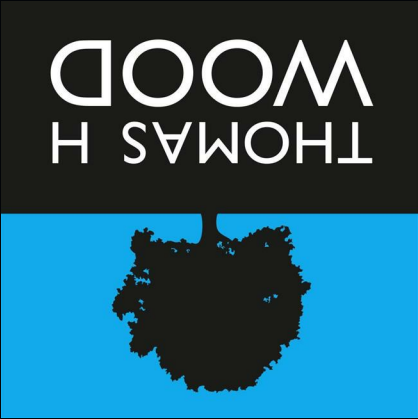
02920 626252

TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT







6 Summerfield House,  
Glandwr Place, Whitchurch  
CF14 1DP

Asking Price £185,000  
Flat - Second Floor  
2 Bedrooms



**Tenure - Leasehold -**

**Share of Freehold**

**Floor Area - 563.90 sq ft**

**Current EPC Rating - C71**

**Potential EPC Rating - C76**



A stylish and well-presented two-bedroom top floor apartment, ideally positioned within a quiet residential development just a short walk from the heart of Whitchurch Village.

This light and spacious property has been recently modernised and now features a modern contemporary kitchen and a newly fitted bathroom. The accommodation includes a generous lounge/diner, two bedrooms, and ample storage throughout, creating a home that is ready to move into.

The apartment benefits from an extended lease, circa 170 years remaining, allocated parking, and well-maintained communal areas. Its location offers easy access to local shops, cafés, public transport links, and the A470/M4 road network, making it perfect for first-time buyers, downsizers, or investors.

A fantastic opportunity to purchase a low-maintenance, modern apartment in a sought-after area.

#### **ENTRANCE**

Via secure communal main entrance to stairs rising to the second floor. Laminate flooring to entrance hallway with storage cupboard, intercom door release and doors to all rooms.

#### **KITCHEN/LOUNGE**

5.55m x 4.00m (18'2" x 13'1")

Modern kitchen wall and base units, electric oven, gas hob with extractor over. Stainless steel sink with chrome mixer tap, integrated washer dryer & dishwasher. Pantry cupboard housing Worcester combination boiler. Tiled splash backs, Velux window allows lots of natural light into the room.

#### **SHOWER ROOM**

1.98m x 2.33m (6'5" x 7'7" )

White three piece suite comprising, low level W.C, vanity unit wash hand basin, double shower tray with glazed screen and chrome mixer shower. Chrome towel radiator. Wall mounted backlit mirror. Fully tiled walls and floor.

#### **BEDROOM ONE**

3.08m x 3.70m (10'1" x 12'1")

A good size double bedroom with laminate flooring, Built-in wardrobe, picture window to front aspect and radiator with TRV.

#### **BEDROOM TWO**

2.37m x 3.70m (7'9" x 12'1")

Built-in wardrobe, laminate flooring, picture window to front aspect and radiator with TRV

#### **OUTSIDE**

Dedicated parking to the front and communal gardens to the rear.

#### **TENURE**

Leasehold - Terms of Lease 170 year remaining on Lease  
Service Charge Approx £720.00 p.a.

#### **COUNCIL TAX**

Band C

