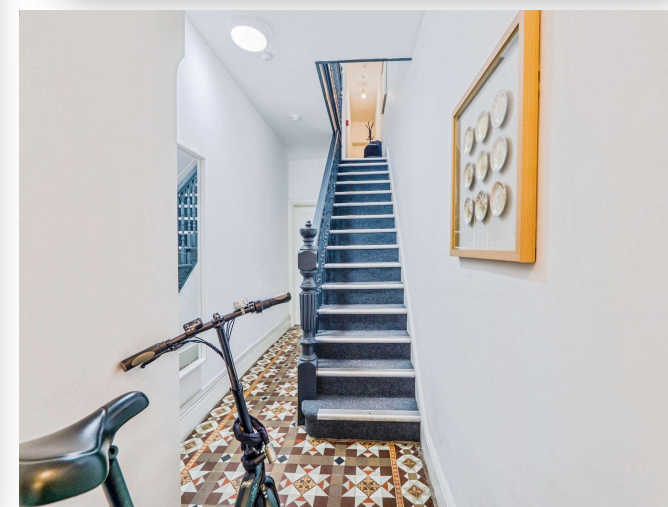
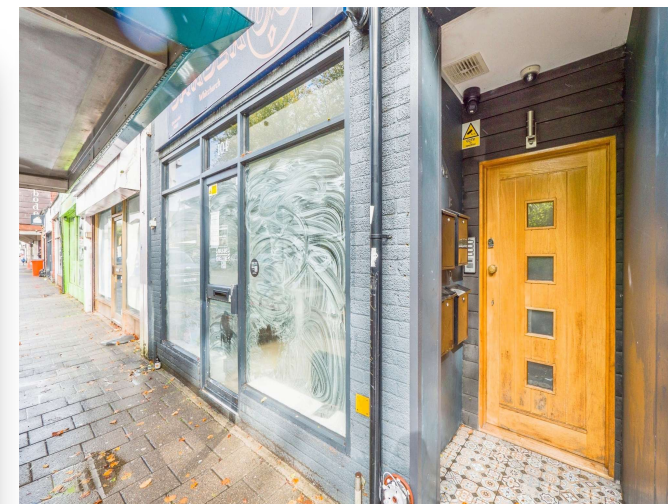




Whitchurch Road, Heath Cardiff CF14 3LY

welcome to

Whitchurch Road, Heath Cardiff

No Chain! Rarely available duplex apartment in the heart of Heath. Set over two floors, this modern home offers a double bedroom, stylish shower room, and an open-plan lounge/kitchen/dining area. Ideally located close to local amenities, transport links and the city centre. Viewing Recommended!

Communal Entrance

Via communal door into:

Communal Hallway

Stairs rising to the apartment.

Entrance

Via door into:

Hall

Stairs providing access to:

First Floor

Stairs rising to the top floor.

Double Bedroom

17' 1" x 10' 11" (5.21m x 3.33m)

Double glazed bay window to front aspect and additional window to front aspect, electric radiator and access to fire escape.

Top Floor

Landing

Doors providing access to:

Lounge/Dining/Kitchen Areas

19' 1" x 15' 6" (5.82m x 4.72m)

Lounge/Dining Area: Two double glazed skylights to front aspect, built in storage cupboard, laminate flooring, electric radiator and powerpoint.

Kitchen Area: Fitted with a range of modern navy wall and base level units with complementary work surfaces over, integrated electric hob and oven, cooker hood, space for washing machine, powerpoint and spotlights.

Shower Room

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, vinyl tiled flooring, spotlights, extractor and double glazed window to rear aspect.

Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 125 Years from 2022

Ground Rent: £0

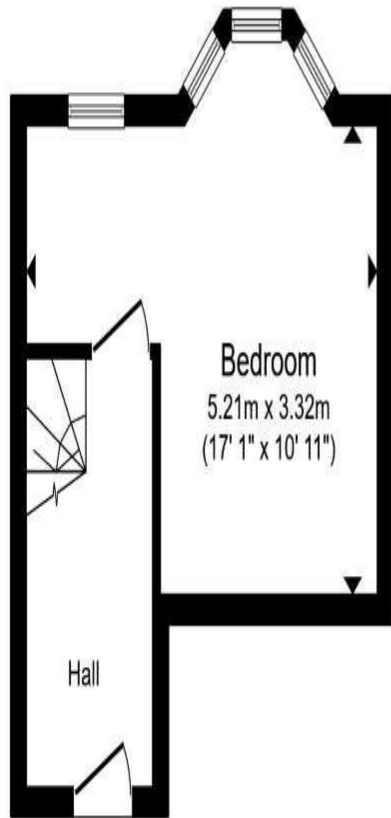
Service Charge: Approx. £840 per annum

Estate Agents Notes

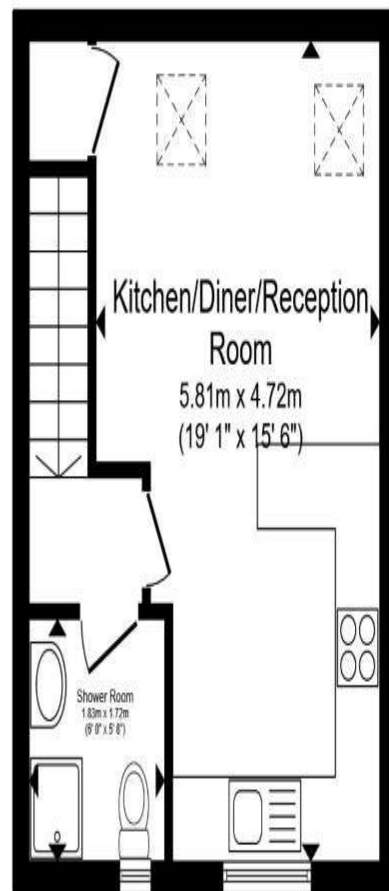
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Agents Notes

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



Ground Floor



First Floor

Total floor area 46.2 m² (498 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



welcome to
Whitchurch Road,
Heath Cardiff

- Stylish and Modern Duplex Apartment
- Double Bedroom
- Open Plan Lounge/Dining and Kitchen Areas
- Shower Room
- Set Over Two Floors

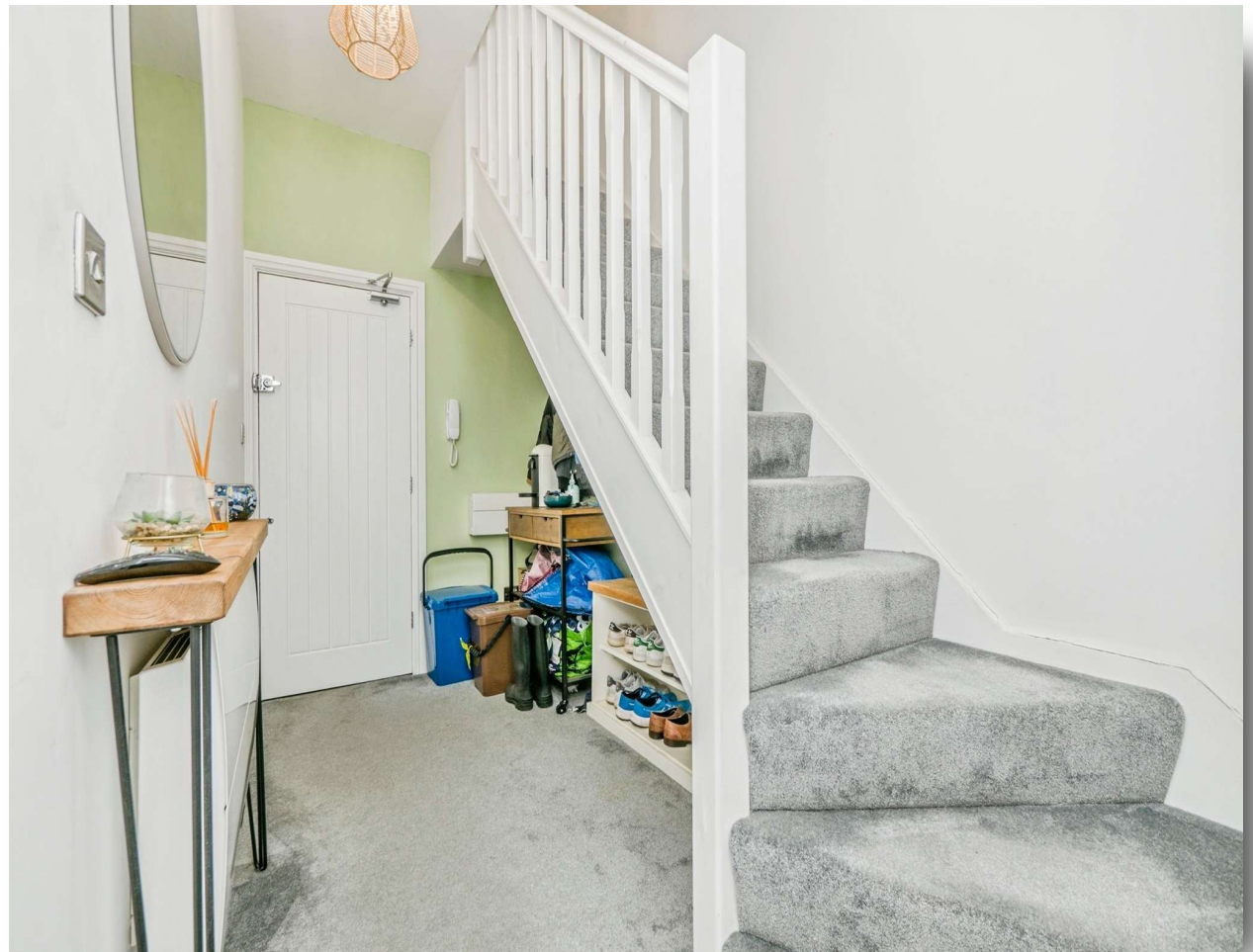
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 840.00

Ground Rent: Ask Agent

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.

£170,000



view this property online allenandharris.co.uk/Property/ROA115230



Property Ref:
ROA115230 - 0003

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


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