



**St. Germans Court Metal Street, Adamsdown Cardiff CF24 0JS**

  
allen & harris

**welcome to**

## **St. Germans Court Metal Street, Adamsdown Cardiff**

An ideal first time buy situated in this converted school offering a unique layout over three floors. There is a spacious lounge, office, kitchen/diner, double bedroom and shower room. The property further benefits from gas central heating and allocated parking. Viewing Recommended!

### **Communal Entrance**

Via a secured entrance into:

### **Communal Hallway**

Stairs leading up to the first floor apartment.

### **Entrance**

Via door into:

### **Hallway**

Stairs leading up to the kitchen, access through to inner hallway leading to bedroom.

### **Lounge**

22' 5" x 8' 10" ( 6.83m x 2.69m )

Two windows to the side and rear aspect, radiator, power points, overlooking kitchen area, door through to office, steps leading down to the kitchen.

### **Kitchen/ Dining Area**

19' 8" x 6' 6" ( 5.99m x 1.98m )

Fitted with wall and base units with complementary work surface over, sink and drainer unit, spaces for cooker, washing machine and table and chairs, powerpoints, window to rear aspect, and steps leading up to the lounge.

### **Double Bedroom**

10' x 8' 9" ( 3.05m x 2.67m )

Window to rear aspect, radiator, powerpoints, door to inner hallway with fitted wardrobes and access to shower room.

### **Shower Room**

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

### **Outside**

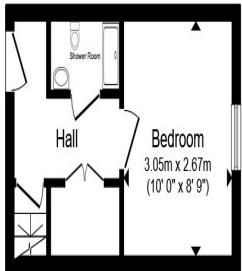
### **Allocated Parking**

The vendor has advised that there is private secured parking.

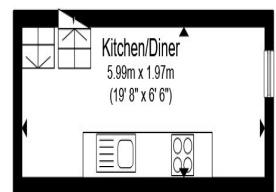
### **Leasehold Information**

The vendor has advised of the below:

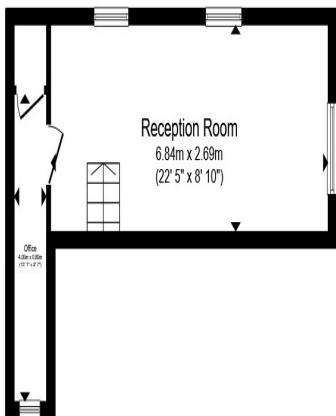
Length of Lease: Approx. 149 years left  
Service Charge and Ground Rent: Approx. £70 per calendar month



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 50.8 m<sup>2</sup> (546 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  
**St. Germans Court Metal Street,  
Adamsdown Cardiff**

- Unique First Floor Apartment
- Situated Over Three Floors
- Spacious Double Bedroom
- Lounge and Shower Room
- Fitted Kitchen/ Diner

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 840.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£140,000**



**view this property online** [allenandharris.co.uk/Property/ROA114026](http://allenandharris.co.uk/Property/ROA114026)



Property Ref:  
ROA114026 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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