

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Windermere Avenue

ROATH PARK



A beautifully renovated ground floor apartment with parking & garage

Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

Ramzy@jeffreycross.co.uk



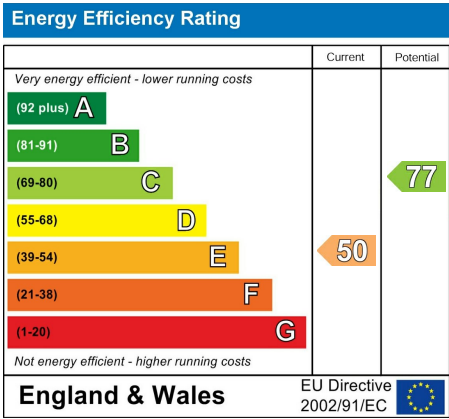
Comments by the Homeowner



95 Winderemere Avenue
Total Area: 64.5 m² ... 694 ft²
All measurements are approximate and for display purposes only



Hall	School catchment Rhydypenau Primary School Cardiff High School (year 2025-26)
Kitchen	Ysgol Y Berllan Deg (year 2025-26) Ysgol Gyfun Gymraeg Bro Edern (year 2025-26)
Lounge	* Subject to Availability *
Bedroom 1	
Bedroom 2	
Bathroom	
Garage & parking	
Service Charge & Ground Rent	
We have been informed that there is no service charge, a minimal "peppercorn rent" & each flat owner contributions to any maintenance & building insurance	
Tenure	
We have been informed its Leasehold with approx. 125 years from 2026, but this is to be confirmed by your solicitor	



Windermere Avenue

Roath Park, Cardiff, CF23 5PS

Guide Price

£285,000

 2 Bedroom(s)

 1 Bathroom(s)

 694.00 sq ft



Contact our

Penylan Branch

02920 499680

**GUIDE PRICE £285,000 - £295,000 **

JEFFREY ROSS are pleased to offer for sale this beautifully presented GROUND FLOOR apartment. Recently renovated, the property has a contemporary kitchen and bathroom, complemented by a bright & modern interior. This spacious apartment offers an entrance hall, lounge, two double bedrooms, bathroom and good size kitchen. Further boasting a garage with off road parking, as well as NO ONWARD CHAIN. The property is located just seconds walk to Roath Park Lake, as well as the University Hospital of Wales, making the property ideal for a professionals.



CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk