

Glendower Court, Velindre Road,
Whitchurch, Cardiff,
CF14 2TZ

THOMAS H WOOD

Asking Price
£140,000

2 Bedrooms
Retirement Property

A SPACIOUS TWO-BEDROOM RETIREMENT APARTMENT IN A HIGHLY SOUGHT-AFTER DEVELOPMENT IN NORTH CARDIFF

We are delighted to present for sale this particularly spacious and beautifully maintained two-bedroom first-floor retirement apartment, available to purchasers aged 55 and over. Situated within the popular Glendower Court II development, this well-appointed apartment enjoys a bright, comfortable layout with excellent on-site facilities and a friendly, community-focused environment.

Development Overview
Glendower Court II was built in 1995 and comprises 43 one- and two-bedroom apartments arranged over three floors with lift access. Designed exclusively for residents aged 55+, it offers a warm and inclusive community atmosphere with a dedicated house manager and excellent communal amenities.



COMMUNAL ENTRANCE
A welcoming entrance with seating area, community noticeboard and access to a spacious communal lounge overlooking the gardens. The hallway also leads to the laundry facilities and the on-site house manager's office. Lift and stair access to all floors.

COMMUNAL LOUNGE
A generous lounge area with comfortable seating, kitchenette, and space for regular resident meetings and social gatherings.

FIRST FLOOR LANDING
Via lift or staircase.

ENTRANCE HALLWAY
Features include textured ceiling, coving, storage heater, Care-call system, smoke detector, airing cupboard housing hot water tank, additional storage cupboard, and doors leading to all principal rooms. Multi-pane glass door leads to lounge.



Features

- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- COMMUNAL LOUNGE & LAUNDRY ROOM
- LIFT TO ALL FLOORS
- OFF ROAD PARKING
- WALKING DISTANCE TO VILLAGE & VELINDRE HOSPITAL
- CLOSE TO M4 & A470
- RETIREMENT COMPLEX
- NO ONWARD CHAIN

LOUNGE/DINING ROOM
22'9" x 10'7"
A spacious and bright main reception room with uPVC double-glazed window to front aspect. Features include an attractive fireplace with wooden mantle and electric coal-effect fire, carpet flooring, moulded skirting boards, power points, telephone point, TV connection, and Care-call pulley. Double doors lead to:

KITCHEN
8'6" x 7'6"
Fitted with a range of wall and base units with marble-effect worktops, tiled walls and floor, inset stainless steel sink with drainer, electric wall heater, extractor fan, and uPVC double-glazed window. Appliances include fridge/freezer and freestanding cooker (both to remain), with space for washing machine. Care-call alarm pulley included.

BEDROOM ONE
13'7" x 9'4"
A spacious double bedroom with uPVC double-glazed window to front. Features include mirrored wardrobes, drawer unit with over-bed storage, carpet flooring, Care-call pulley, wall light, and telephone point.

BEDROOM TWO
15'8" x 9'3"
A large second double bedroom with fitted wardrobes, desk with drawers and shelves, wall lights, carpet flooring, and ample storage including a built-in cupboard. Ideal as a guest bedroom or hobby space.

BATHROOM
6'10" x 5'6"
Fully tiled in marble-effect finish with vinyl flooring. Features a panelled bath with electric shower and glass screen, inset basin with vanity unit, low-level WC, wall-mounted mirror with lighting, extractor fan, and Care-call alarm pulley.

OUTSIDE
PARKING
Private, designated resident and visitor parking to the front of the building.

COMMUNAL GARDENS
Beautifully landscaped communal gardens surround the development, with well-maintained lawns, mature flower borders and tranquil seating areas for residents to enjoy.

TENURE
LEASEHOLD
Terms of Lease - 125 years from 1 May 1997
Service Charge - approx £3010 (paid in half yearly installments)
Ground Rent - approx £578 (paid in half yearly installments)

COUNCIL TAX
Band E



2 BEDROOMS

1 BATHROOMS

1 RECEPTION ROOMS

ENERGY RATING: B

Information

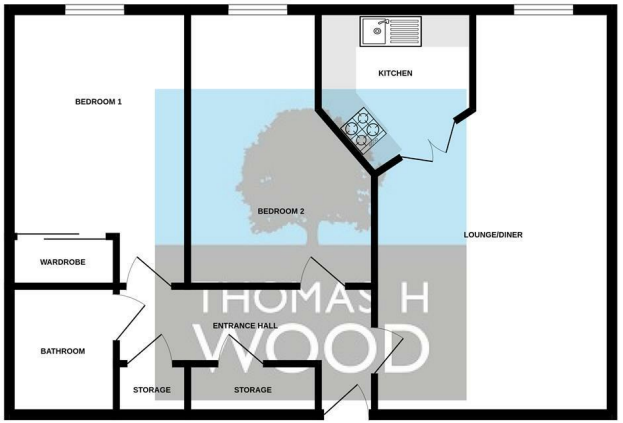
- Tenure: Leasehold
- Council Tax Band: E
- Floor Area: 742.00 sq ft
- Current EPC Rating: B
- Potential EPC Rating: B







GROUND FLOOR
68.9 sq.m. (742 sq.ft.) approx.



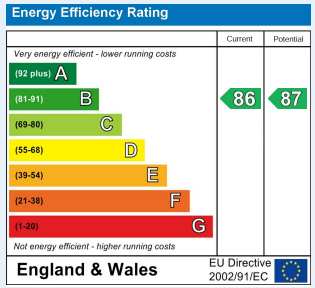
2 BEDROOM, FIRST FLOOR

TOTAL FLOOR AREA : 68.9 sq.m. (742 sq.ft.) approx.

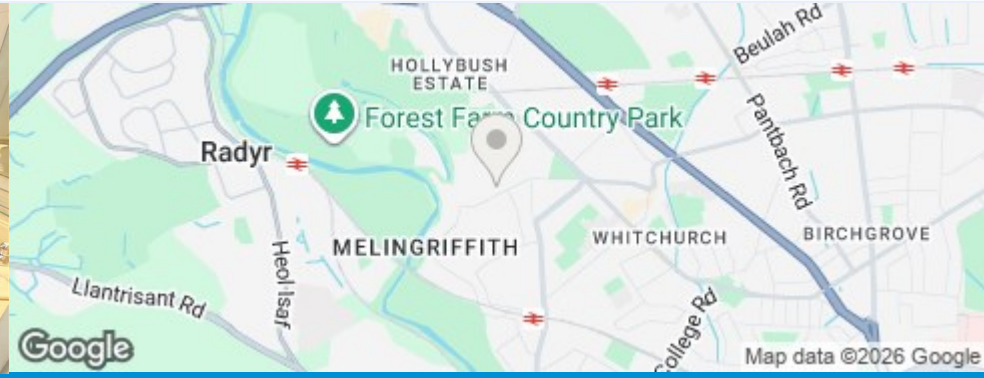
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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







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