Asking Price
£187,500

Samuels Crescent,
Whitchurch, Cardiff,
CF14 2TH

THOMAS H
WOOD

1 Bedrooms
Apartment - Ground Floor

A modern, ground floor apartment situated in this desirable development close to the Taff Trail and the village of Whitchurch with its many amenities. Accommodation briefly comprises entrance hallway, living and dining room with doors to rear terrace, modern fitted kitchen, one double bedroom and bathroom. Large enclosed decking area with panoramic views to the west of Cardiff. Allocated off road parking and bike store. Easy access to M4 and A470 motorways.

COMMUNAL
Secure communal entrance with intercom system providing access to the apartment.

ENTRANCE HALLWAY
Welcoming entrance hall providing access to the accommodation and finished with laminate flooring, smooth plastered walls and ceiling and useful storage cupboard.

LOUNGE/DINING ROOM
15'1" x 13'1"
Spacious rear aspect reception room creating a comfortable living and dining space with double glazed windows and door opening onto the terrace, finished with laminate flooring, smooth plastered walls and ceiling.

Features

- Well Presented Ground Floor Apartment
- One Double Bedroom
- Private West Facing Terrace With Elevated Views
- Spacious Lounge With Direct Outdoor Access
- Modern Fitted Kitchen
- Allocated Off Road Parking
- Bike Storage Facilities
- Popular Developme

KITCHEN
9'4" x 6'11"
Modern fitted kitchen incorporating a range of wall and base units with work surfaces over, integrated fridge freezer, electric oven and hob with extractor over, finished with laminate flooring, smooth plastered walls and ceiling.

BEDROOM
12'7" x 9'10"
Well proportioned double bedroom enjoying direct access onto the terrace, finished with fitted flooring, smooth plastered walls and ceiling.

BATHROOM
6'9" x 6'3"
Suite comprising bath with shower over, WC and wash hand basin, finished with tiled flooring, partially tiled walls and smooth plastered ceiling.

OUTSIDE

TERRACE
Private decked west facing terrace providing an excellent outdoor space with elevated views, ideal for relaxing and entertaining while enjoying afternoon and evening sun.

PARKING
Allocated off road parking space together with additional visitor parking.

TENURE
LEASEHOLD - Terms of Lease 999 years from 1st February 2006 - 979 year remaining
SERVICE CHARGE - Approx £1152 per annum 2 x 6 monthly instalments.
GROUND RENT - £200 per annum paid in 2 x 6 monthly instalments.

COUNCIL TAX
Band D

1 BEDROOMS

1 BATHROOMS

1 RECEPTION ROOMS

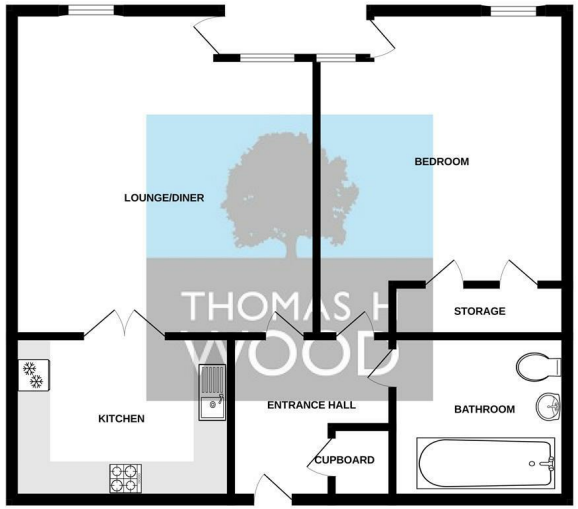
ENERGY RATING: C

Information

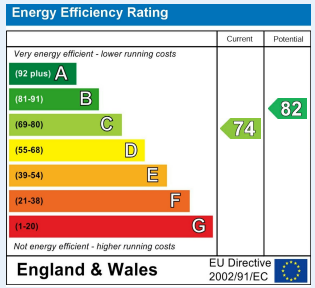
- Tenure: Leasehold
- Council Tax Band: D
- Floor Area: 984.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: B

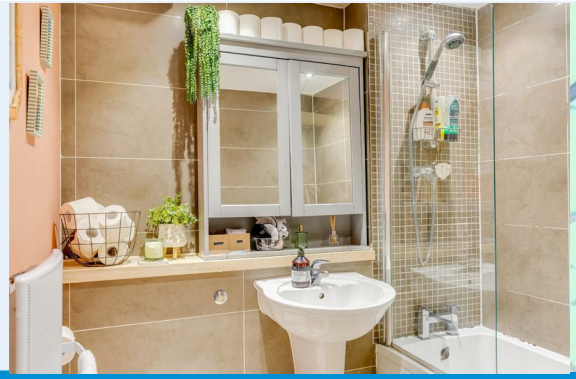
TOMATO
LOVER

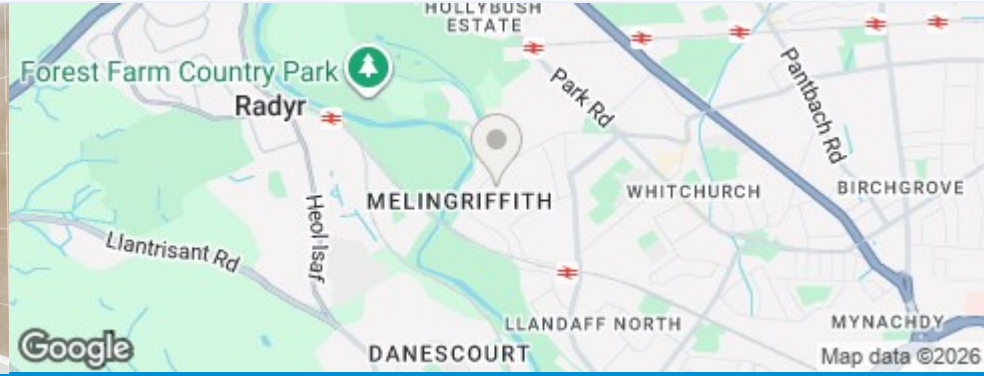
GROUND FLOOR
91.4 sq.m. (984 sq.ft.) approx.



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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