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CARDIFF VALE CAERPHILLY BRISTOL





A great first time buy in a lovely convenient location.

Comments by Mr Ramzy Bancroft



Property Specialist

Mr Ramzy Bancroft

Branch manager

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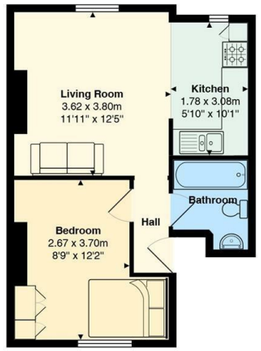


Charming top floor flat, with high ceilings, and benefits from beautiful natural daylight especially in the afternoon.
Owners of the other flats are very friendly with good communication between us.
Ideal location with Albany Road shops around the corner. Coffee shops and restaurants on Wellfield Road on your doorstep. Beautiful Roath Park and lake 5 minutes away, and you can walk to the centre of Cardiff in 20 minutes.

Comments by the Homeowner



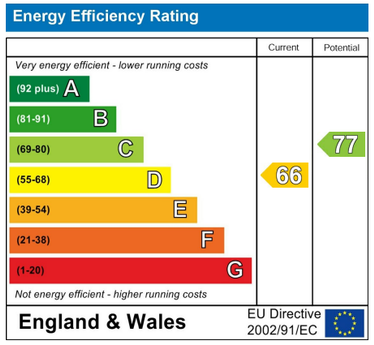
Claude Road

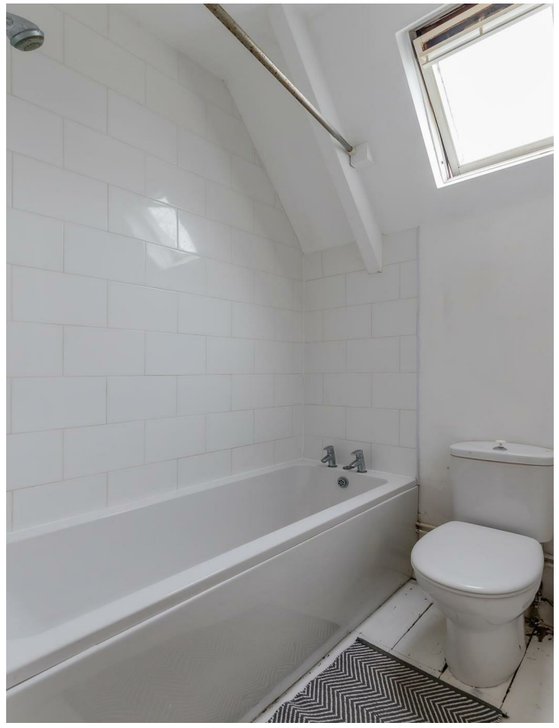


Total Area: 36.4 m² ... 391 ft²

All measurements are approximate and for display purposes only









Claude Road

, Roath, CF24 3QE

Asking Price

£125,000

1 Bedroom(s) | 1 Bathroom(s) | 387.50 sq ft



Contact our
Penylan Branch
02920 499680

We are pleased to offer for sale this very well presented top floor apartment in the heart of Roath. Offering a bight and neutral decor throughout, with an open plan living dining space, kitchen, bathroom, inner hallway and double bedroom. Located just minutes from Albany Road, Roath Park, and to Cardiff city centre. Offered to market with NO ONWARD CHAIN.

Hall

Lounge 11'10" x 12'5" (3.62m x 3.80m)

Kitchen 5'10" x 10'1" (1.78m x 3.08m)

Bathroom

Bedroom 8'9" x 12'1" (2.67m x 3.70m)

Tenure

Leasehold, with approx. 156 years, from 2026, but this is to be confirmed by your solicitor

Service charge & Ground rent

We have been informed by the owner there is an annual £50 "peppercorn rent"
& £100 per month service charge which covers building insurance, but this is to be confirmed by your solicitor

Council tax

Band - B



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