Oxwich Close

NORBURY GARDENS, FAIRWATER, CARDIFF, CF5 3BE

GUIDE PRICE £130,000

Hern & Crabtree



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Rarely Available! Two Bedroom Ground Floor Apartment with a Long Lease!

An excellent opportunity to acquire this well-presented, modern ground floor apartment, ideally situated within the quiet and sought-after residential cul-de-sac of Norbury Gardens, Fairwater.

Offering well-proportioned accommodation throughout, this attractive property is ideally suited to a range of purchasers, including first-time buyers, investors and those looking to downsize.

The accommodation briefly comprises an entrance hallway, spacious lounge/diner, fitted kitchen, two generous double bedrooms and a modern shower room. Further benefits include an allocated parking space and the advantage of a long lease.

The location is particularly appealing, with Waun-Gron Park and Waun-Gron Park railway station just a short distance away. The property is also conveniently positioned for the local shops, cafés and everyday amenities available at Fairwater Green.











Approx 567.00 sq ft

Council Tax Band: C

Communal Entrance
Entered via a communal entrance, stairs to all floors.

Hall
Entered via wood front door, laminate flooring, coat hooks, radiator, security entry phone.

Living Room
Double glazed window to the front, built in shelves.

Kitchen
Double glazed window to the side, wall and base units with worktop over, space for cooker, space for washing machine and space for tumble dryer, sink and drainer, storage alcove with shelving, space for additional appliances, laminate flooring.

Bedroom One
Double glazed window to the rear, laminate flooring.

Bedroom Two
Double glazed window to the rear, radiator.

Bathroom
Double obscure glazed window to the side, walk in shower with handrail and seat, w.c and wash hand basin, storage cupboard, electric heater, part tiled walls, laminate flooring.

Tenure and Charges
The service charge is £766.48 p.a. payable every 6 months at £383.24 (January & July).

The ground rent is £184.14 p.a. Payable every 6 months at £92.07 (November & May). The next review date is 27 January 2047.
124 years left on the lease. It was completed 03.11.25 for 125 years
Council tax band is C.

Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

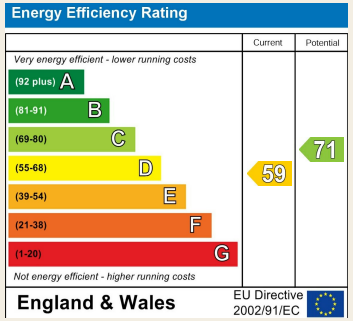
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Additional Information
We have been advised by the vendor that the property is Leasehold.
The service charge is £766.48 p.a. payable every 6 months at £383.24 (January & July).
The ground rent is £184.14 p.a. Payable every 6 months at £92.07 (November & May). The next review date is 27 January 2047.
Epc -
Council Tax - C



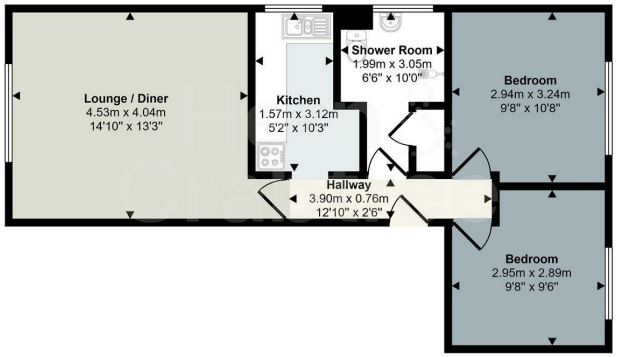
Good old-fashioned service with a modern way of thinking.







Approx Gross Internal Area
53 sq m / 567 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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