



Stephenson Court Wordsworth Avenue, Roath Cardiff CF24 3FX

welcome to

Stephenson Court Wordsworth Avenue, Roath Cardiff

A must see over 55's SECOND FLOOR RETIREMENT APARTMENT located in the sought area of Wordsworth Avenue in ROATH. This particular apartment boasts natural light and views over The Royal Infirmary and Newport Road. The property benefits from gas central heating and double glazing. Lease to be extended

Communal Entrance

Via door into:

Communal Hallway

Stairs rising to flats, lifts to all floors, reception area and access to the flat.

Entrance

Via door into:

Hall

Built in cupboard, intercom and access to:

Lounge

20' 7" Max x 9' 9" Max (6.27m Max x 2.97m Max)

Double glazed bay window to rear aspect, radiator and access to:

Kitchen

8' 9" x 6' 5" (2.67m x 1.96m)

Fitted with wall and base level units with complementary work surfaces over, sink unit, spaces for cooker and fridge/freezer, tiled flooring, built in cupboard housing combi boiler and gas meter, tiled splashback, powerpoints and double glazed window to rear aspect.

Bedroom One

15' 7" Max x 8' 3" Max (4.75m Max x 2.51m Max)

Two double glazed windows to rear aspect, radiator and fitted wardrobe.

Bedroom Two

14' 3" x 7' (4.34m x 2.13m)

Double glazed window to rear aspect and radiator.

Shower Room

Fitted with three piece suite comprising walk in shower, WC, wash hand basin, radiator, tiled walls, vinyl flooring and extractor fan.

Outside

Communal gardens and visitors parking.

Leasehold Information

The vendor has advised of the below:

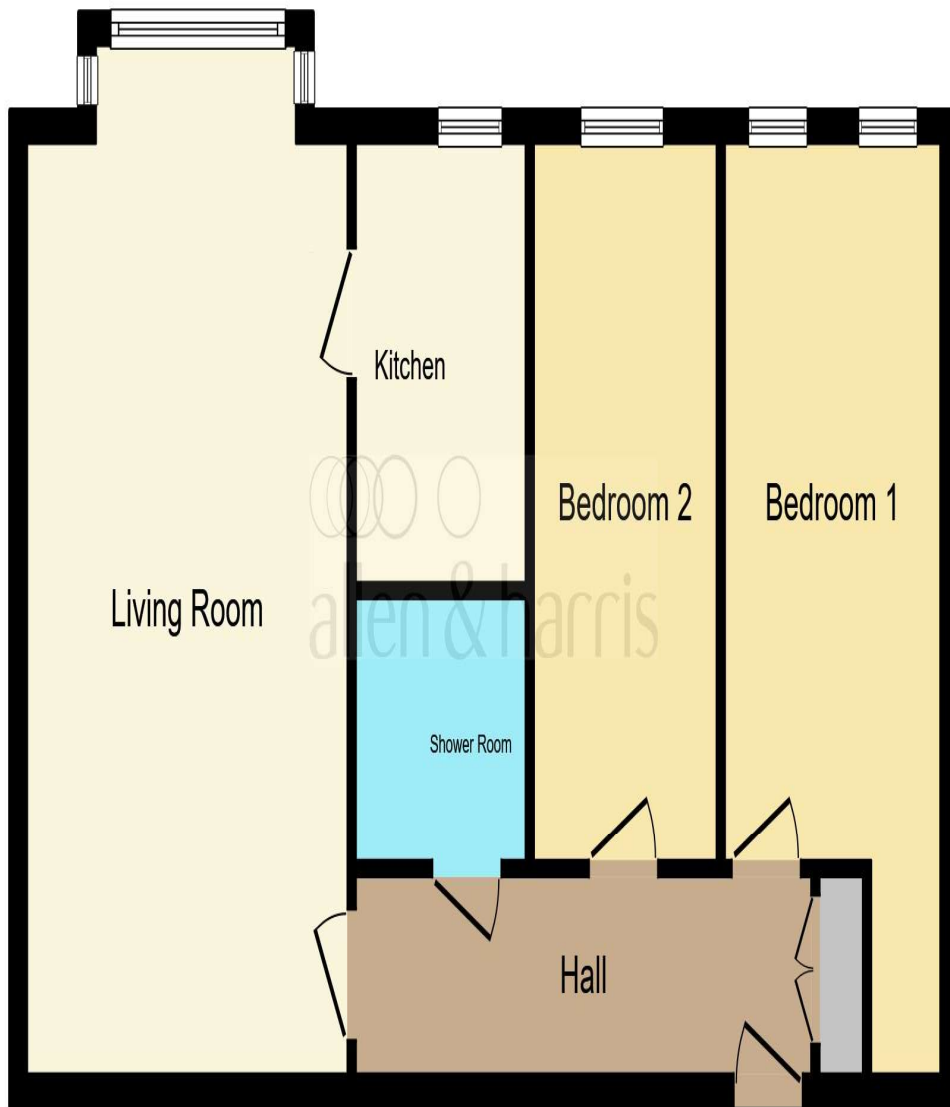
Length of Lease: Approx. 99 years from October 2014

Service Charge: Approx. £2239.56 per annum

The vendor has advised that the LEASE CAN ONLY BE SURRENDERED AND NOT TRANSFERRED

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to

**Stephenson Court Wordsworth Avenue,
Roath Cardiff**

- Second Floor Retirement Apartment
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Shower Room

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2107.92

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 10 Oct 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£80,000



view this property online allenandharris.co.uk/Property/ROA113938



Property Ref:
ROA113938 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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