

**Norbury Court Bailey Close, Fairwater
Cardiff
CF5 3BH**

Entrance Hall

Enter via a Upvc glazed door. Two tier stairwell. leading to first floor landing. Under stairs storage area.



Landing

A spacious area with panelled doors leading of to lounge, bedroom, shower room W.C. & Linen cupboard. Radiator. Window. Loft space



Lounge 15'0" x 10'7"

A large and well presented living room. Window. Closet. Radiator. Panelled door leading to:



Kitchen 10'1" x 6'7"

A light kitchen housing a good selection of modern white gloss wall & base units incorporating ample worktop space together with stainless steel sink unit & mixer tap. Electric cooker point. Extractor canopy. Integrated fridge & freezer. Tiled splash backs. Tiled floor. Breakfast bar. Window. Wall mounted 'Valliant' gas combination boiler fires domestic hot water & central heating system.



Bedroom 14'4" x 8'10"

A very good sized double bedroom. Window. Radiator.



Shower Room W.C.

Recently refurbished with a quality suite comprising of white low level W.C. Vanity unit & wash hand basin. Glazed & tiled cubicle with electric shower over. Window. Radiator



Communal Gardens & Parking

Well maintained mainly laid to lawn.

Communal Laundry

Clothes washing and drying facility.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE

The vendors advise the property to be LEASEHOLD with 997 years remaining. Service charge of £186.00 per calendar month to include ground rent, buildings insurance, Communal gardens, parking and laundry. Water rates. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	



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A Most Stylish Purpose Built Retirement Apartment Situated At This Small Development In Fairwater. The Apartment Offers Very Generous Sized Accommodation By Way Of Own Private Entrance, Stairwell & Landing, 15' Lounge, Fitted Kitchen, One Double Bedroom & Tiled Shower Room W.C. Gas Central Heating With Combination Boiler. Upvc Windows & Doors. Security Intercom Door Entry System. Communal Gardens & Parking Together With Laundry. The Property Has Been Decorated To A Very High Standard. Potential Buyers Must Be 60 Years Or Older. Must Be Viewed.