



Heathwood Court
Heathwood Road
Cardiff
CF14

Guide Price £170,000



- 2 Large Double Bedrooms
- Spacious living Room and Kitchen
- Sizeable communal gardens and communal parking area
- Close to the University Hospital of Wales, Heath Park and Roath Park
- Ideal for first time buyers or downsizers
- Conveniently located to all local amenities in the Heath
- NOT TO BE MISSED



Ref: PRA53790

Viewing Instructions: Strictly By Appointment Only

General Description

An ideally located 2 Bedroom flat with off road parking in the heart of the Heath Edwards & Co are delighted to offer for sale this spacious First floor flat. The property benefits from off road parking to the rear, a garage and large communal garden to the fore. Located in the Heath the property is convenient to local amenities and is a short distance from Heath Park, Roath Park and the University Hospital of Wales. Not to be missed.



Communal Entrance

Communal entrance leading to communal hall property approached over communal gardens.



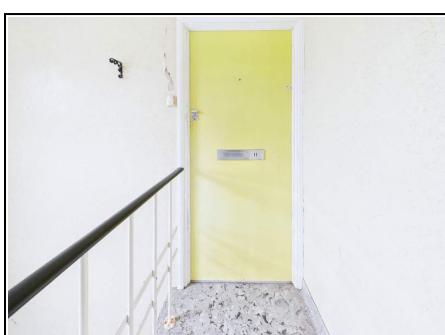
Communal Entrance Hall

Communal entrance hall with set of stairs leading to the upper levels to the property.



Communal First Floor Landing

First floor landing with entrance to property. Window to side providing light to the area.



Entrance to property

The entrance to the property.



Hallway

Entrance hallway offering an inviting entrance to the property.



Living Room

A spacious living room featuring ample natural light, thanks to the large windows to the side. The flooring is finished in a warm wood effect.



Kitchen

This spacious kitchen features a functional layout with ample cabinetry, providing plenty of storage space. The room is well-lit with natural light from multiple windows. The kitchen's design allows for easy movement and accessibility, making it suitable for various culinary tasks.



Bedroom 1

Spacious double bedroom, featuring a well-maintained wooden floor that adds warmth to the space and a window to the rear providing natural light into the room.



Bedroom 2

Here we have another well-lit double bedroom. Natural light floods in through the window, enhancing the spacious feel of the room. The flooring is a practical wood effect, adding warmth and ease of maintenance.



Bathroom

This bathroom features a modern design with elegant marble-effect wall surfaces and a stylish tiled floor. Natural light is provided by a window, adding brightness to the space.



Communal Garden

The communal garden provides for grassy area which provides a pleasant view and outdoor space.



Side Access

Side access from the main road leading to the communal parking area and garage.



Allocated Parking

Allocated parking spot adjacent to the residential building designated by number of property.



Garage

A personal garage providing for ample storage space.

Lease/Charges

Lease Length: 99 years from 25 March 2002

Ground Rent: £50 p/a

Service Charge: £600 p/a. £50 per month.

Agents Opinion

This property is situated in a very enviable location in the middle of the Heath convenient to many amenities and easy access to Cardiff centre and beyond. Furthermore the flat benefits from off road parking and a garage to the rear of the property. The spacious 2 double bedroom flat is ideal for down-sizers or first time buyers. This is not one to be missed

Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

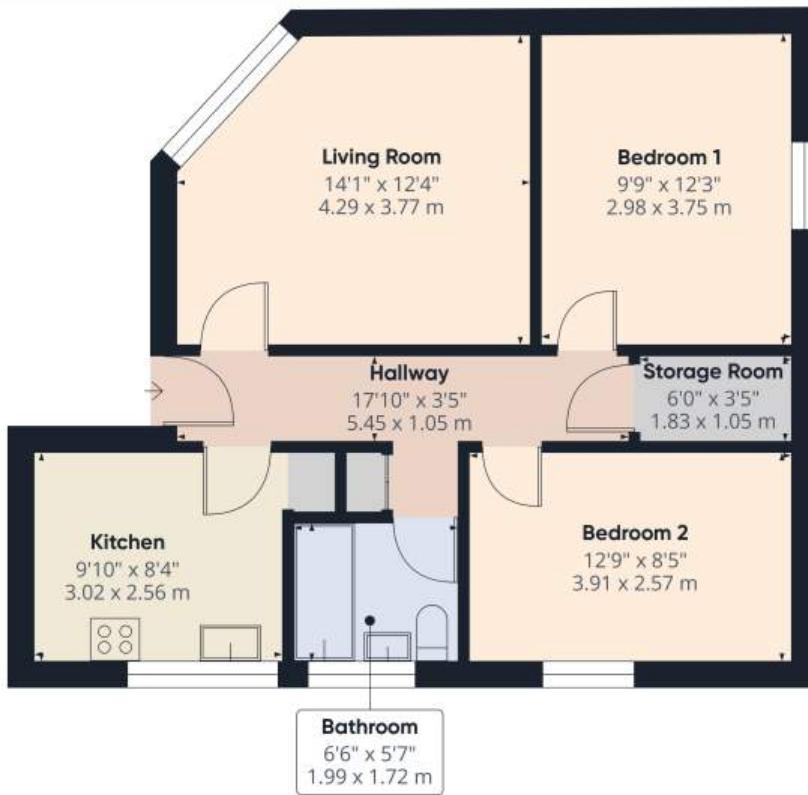
EPC Rating:54

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band D

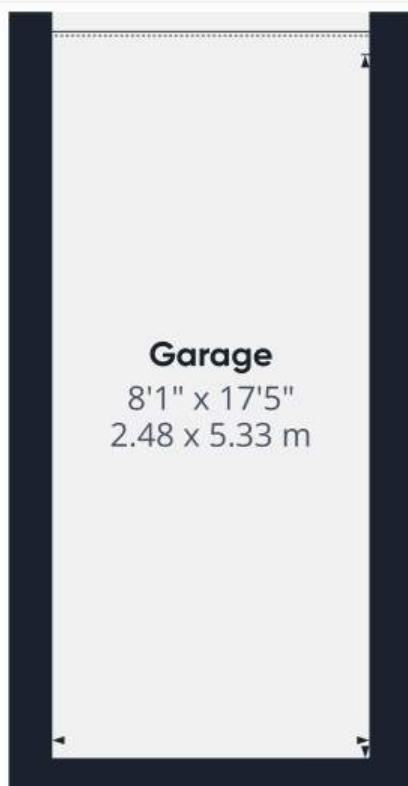


Approximate total area⁽¹⁾
613 ft²
56.9 m²

(1) including balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustrative
purposes.

GIRAFFE360



Approximate total area⁽¹⁾
144 ft²
13.4 m²

(1) including balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustrative
purposes.

GIRAFFE360



Approximate total area⁽¹⁾
757 ft²
70.3 m²

Ground Floor



Floor 1



(1) Excluding balconies and terraces

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3C standard. Measurements are
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.