

Leckwith Road

CARDIFF, CF11 6HN

GUIDE PRICE £105,000

**Hern &
Crabtree**



Leckwith Road

Bidding opens Monday 11th May 2026 at Midday and closes Wednesday 13th May 2026 at Midday.

One Bedroom Ground Floor Apartment with Garden/Off Road Parking

An opportunity to purchase a one-bedroom ground floor apartment with its own private entrance, the accommodation benefits from modern fittings, gas central heating via a combination boiler (not tested), double glazed (UPVC) fenestration, own private rear garden which could also be utilised for off road parking with gates being present on the rear boundary wall.

Located in a convenient position within walking distance of the City Centre, Cardiff City Stadium, Leckwith Retail Park along with the local shopping areas of Canton and Pontcanna, good access is also offered to the A4232/A48 and M4. Numerous schools, shops and amenities can also be found nearby.

Council Tax Band - B

Ground Floor: Entrance hall, kitchen/dining room, shower room, inner hallway, large lounge with bay window, double bedroom.

Outside: Private rear garden with pedestrian gated access which provides an ideal outside space and could also provide off road parking. Viewings Through Auction House Wales on 01633 212555 or alternatively further information can be obtained through our partner agents Hern & Crabtree (Pontcanna) on 02920 228135

Tenure: Leasehold

Lease Details: Leasehold. 125 years from 2002 with 102 years remaining. Annual ground rent £25. Building's Insurance must be paid annually which is approximately £400 due to the Freeholder. The Freeholder is responsible for ensuring the property is maintained at a good standard. Maintenance is divided between Upper Flat and Lower Flat according to where the problems arise.

EPC Rating: D



558.00 sq ft

Entrance Hall

Enter via a double glazed obscure door to the rear elevation. Picture rail. Dado rail. Vinyl flooring. Radiator.

Kitchen/Diner

Double glazed windows to the front and rear elevations. Wall and base units with worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. Stainless steel one bowl sink and drainer with mixer tap. Plumbing for washing machine. Space for base fridge. Fitted storage cupboard. Concealed gas combination boiler. Vinyl flooring. Radiator.

Inner Hall

Ceiling rose. Picture rail. Dado rail. Vinyl flooring. Radiator.

Lounge

Double glazed bay window to the side elevation. Picture rail. Cast iron feature fireplace. Vinyl flooring. Radiator.

Bedroom

Double glazed window to the side elevation. Picture rail. Cast iron feature fireplace. Vinyl flooring. Radiator.

Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Shower quadrant with fitted shower over and glass sliding door. Tiled flooring. Vinyl flooring. Radiator. Extractor fan.

Garden

Enclosed garden. Paved patio. Raised flower border with mature shrubs and tree. Side return. Outside light. Pedestrian gate leading to the front aspect.

Additional Information

Leasehold. 125 years from 2002 with 102 years remaining. Annual ground rent £25. Building's Insurance must be paid annually which is approximately £400 due to the Freeholder. The Freeholder is responsible for ensuring the property is maintained at a good standard. Maintenance is divided between Upper Flat and Lower Flat according to where the problems arise. Council Tax Band B (Cardiff). EPC rating D.

Disclaimer

Important Notice to Prospective Buyers

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

Buyers Premium

£900 inc VAT payable on exchange of contracts.

Administration Charge

1.5% inc VAT of the purchase price, subject to a minimum of £2100 inc VAT, payable on exchange of contracts.

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 will be no delay in agreeing the sale.

General : While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER AUCTION HOUSE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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

