

Kings Road

CARDIFF, CF11 9DD

GUIDE PRICE £145,000

Hern &
Crabtree



Kings Road

Located on the highly desirable Kings Road, this delightful one-bedroom apartment offers a fantastic opportunity for first-time buyers.

The apartment benefits from a prime location, with easy access to local amenities, transport links, and the vibrant culture that Cardiff is known for. With no onward chain, the moving process is quick and hassle-free, allowing you to settle in without delay.

Ideal for individuals or couples seeking a modern living space in a dynamic neighborhood, this apartment combines convenience with a fantastic location.

The accommodation in brief comprises entrance hall, lounge/diner, kitchen, rear hall, bathroom and a spacious double bedroom.

Please call our Hern and Crabtree Pontcanna office for more information.



368.00 sq ft

Entrance Hall

Enter from the communal hallway. Telephone intercom.
Radiator.

Lounge/Diner

12'7" max x 10'2" max

Double glazed window to the front elevation. Radiator.

Kitchen

11'1" max x 5'8" max

Double glazed door leading out to the rear access. Double glazed window to the rear elevation. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring electric hob with stainless steel splashback and cooker hood over. Integrated oven. Space for base fridge freezer. Breakfast bar. Tiled splashback. Tiled flooring. Door leading to:

Rear Hallway

Plumbing for washing machine. Concealed gas combination boiler. Tiled flooring. Door leading to:

Bathroom

7'11" max x 4'10" max

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Bath with fitted shower and glass splashback screen. Part tiled walls. Tiled flooring. Radiator. Fitted shelving.

Bedroom

9'11" max x 6'11" max

Double glazed skylight window to the front elevation.
Radiator.

Tenure

Leasehold. 125 years from 2004 with 104 years remaining.
Annual ground rent £200 - £50 increase every 25 years.
Annual service charge of £1,200.

Additional Information

Council Tax Band C (Cardiff). EPC rating C.

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We

recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

