Severn Grove

PONTCANNA, CF11 9EP

GUIDE PRICE £250,000

Hern & Crabtree



Severn Grove

A wonderful opportunity to acquire a beautifully presented ground floor apartment with a private garden and allocated parking, ideally situated in the heart of Pontcanna. Offered for sale with no onward chain.

Forest Court is an attractive, well-established, and exclusive development, located just a stone's throw from the excellent amenities Pontcanna has to offer. A superb selection of independent restaurants, cafés, boutiques, and parks are all within easy walking distance, while Cardiff city centre is also close by, making this an ideal location for those seeking a vibrant community lifestyle.

The apartment is exceptionally well presented throughout, and internal viewing is highly recommended to fully appreciate everything it has to offer.

In brief, the accommodation comprises a welcoming entrance hall, a spacious lounge/dining room, a fitted kitchen, two well-proportioned bedrooms, and a modern bathroom.

Further benefits include a private enclosed garden, allocated parking, and attractive, well-maintained communal grounds, making this an ideal first-time purchase, downsizing opportunity, or investment property.











Approx 536.00 sq ft

Council Tax Band: D

Reception Hall
The property is entered through a double glazed panelled front door to the hallway. Wall mounted electric heater. Coving to the ceiling. Wall mounted fuse box. Smoke detector. Two ceiling light points. Doors lead to all rooms.

Kitchen
A well designed kitchen offering a good range of fitted wall and base units with cupboards and drawers offering ample storage facilities with wood effect work tops over. Stainless steel sink drainer unit with mixer tap. Plumbing for washing machine. Integrated eye level electric oven and electric hob with cooker hood over. Space for fridge freezer. Walls are part tiled. Laminate flooring. Double glazed window to the front elevation. Wall mounted heater.

Lounge/Dining Room
A well presented lounge/ dining room. Double glazed window to the front elevation with a private aspect. Two wall mounted electric heaters. Coving to the ceiling.

Bedroom One
A light reception room. Double glazed, double opening French doors provide access to the garden. Coving to the ceiling. Wall mounted electric heater. Telephone point. Door to airing cupboard housing water tank and fitted with useful shelving.

Bedroom Two
A light second bedroom. Double glazed window to the rear elevation with aspect to the garden. Wall mounted electric heater. Coving to the ceiling.

Bathroom
A three piece suite in white comprising: panelled bath with shower over, wash hand basin set into vanity unit with cupboards beneath and close coupled WC. Wall mounted heated towel radiator. Laminate flooring. Walls are part tiled. Extractor. Wired for wall light. Double glazed obscure window.

Outside Front
To the front of the property is a pedestrian pathway leading to the front door. Attractive, well maintained communal gardens provide a very pleasant outlook.

Outside Rear
The property enjoys access to a lovely enclosed garden area with patio and mature shrubs and bushes. Pedestrian gate allows access to the other external areas including parking.

Parking
Allocated parking spaces for one vehicle. Residents do enjoy visitors spaces on a first come first serve basis.

Tenure
Share of the freehold. 999 years from 1989 with 962 years remaining. Peppercorn ground rent. Annual service and maintenance charges £1,100. Development of 22 apartments.

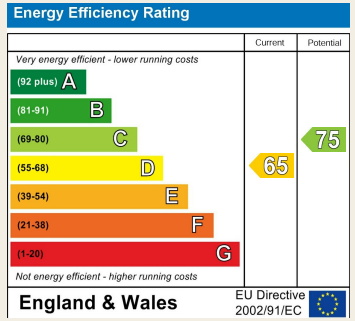
Additional Information
Council Tax Band D (Cardiff). EPC rating D.

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Please note: Buyers are required to pay a non refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted in order to proceed with the sale. Details can be found on our website.



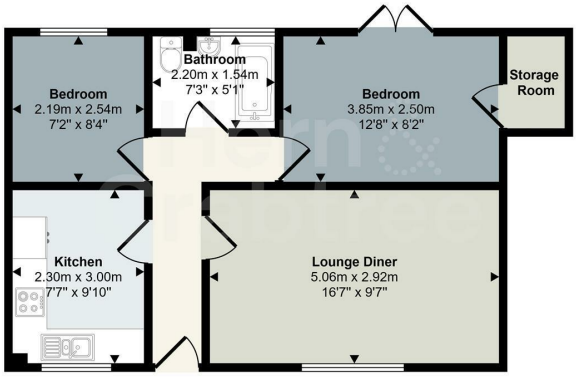
Good old-fashioned service with a modern way of thinking.







Approx Gross Internal Area
50 sq m / 536 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

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