



Velindre Road

| Whitchurch | Cardiff | CF14 2TZ

VELINDRE ROAD

Guide Price £130,000



No Chain. A larger than average, two double bedroom retirement apartment ideally located in Glendower Court in Whitchurch. The development is within walking distance to the centre of Whitchurch Village and Velindre hospital, yet within minutes of the M4 and A470 motorways.

The property could benefit from modernisation but would be perfect for someone looking to put their own stamp on. The accommodation briefly comprises: Communal Entrance, Entrance Hall, Lounge/Diner, Fitted Kitchen, Two Double Bedrooms and a Shower Room.

There are well maintained communal gardens with patio and seating, communal sitting room, laundry room and off road parking for residents on a first come first serve basis.

Communal Entrance

Entered via a communal entrance.

Hall

Entered via front wood door, radiator, two storage cupboards, one housing the fuse board and other housing the boiler which is 4'7 x 2'8.

Living Room

23'3 x 10'7

Double glazed window to the front, radiator, coved ceiling, electric fireplace with wooden surround and marble hearth.

Kitchen

7'6 max x 7'8 max

Double glazed window to the front, wall and base units with worktop over, one and a half bowl sink and drainer, a four ring electric hob with cooker hood above and oven and grill, integrated fridge, freezer and washing machine, laminate flooring.

Bedroom One

9'3 x 15'8 max

Double glazed window to the front, radiator, coved ceiling, fitted wardrobes.

Bedroom Two

9'1 x 15'8

Double glazed window to the front, radiator, coved ceiling.

Bathroom

6'8 x 5'3

Walk in shower, w.c and wash hand basin, tiled walls, laminate flooring.

Outside

Communal gardens.

Tenure

We have been advised by the seller that the property is leasehold.

Tenure - Leasehold - 125 years from 1997 with 98 years remaining

Service Charge - Approx.

£2,495 p.a.

Ground Rent - Approx. £310

p.a.

We advise that you check these with your legal representative.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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



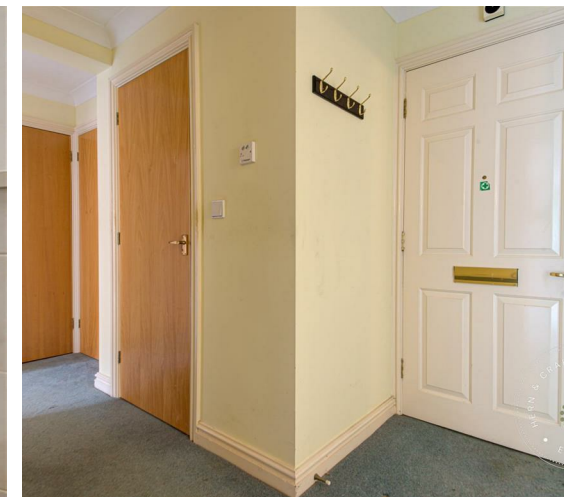
Call Hern & Crabtree to arrange a viewing on **02920 555 198**

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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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	82
(69-80) C		
(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	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.