Redcliffe Avenue

VICTORIA PARK, CARDIFF, CF5 1AT

GUIDE PRICE £199,950

Hern & Crabtree

Redcliffe Avenue

Tucked away in a private development, this stylish and tastefully presented two-bedroom ground floor maisonette is just a stone's throw from the ever-popular Victoria Park. With a modern open-plan layout and a private driveway, this excellent home would make an ideal first-time buy or investment.

The spacious accommodation briefly comprises: Entrance Hall, Open Plan Lounge/Kitchen/Diner, Two Bedrooms and a contemporary Bathroom. Additional benefits include an allocated off-street parking space.

Victoria Mews is positioned just off Redcliffe Avenue and is conveniently located close to Victoria Park and within easy reach Canton's main hub of cafés, restaurants and shops. Cardiff City Centre is just over 2 miles away. There are superb public transport links via bus and rail. Internal viewings are a must!

631.00 sq ft

Entrance
Entered via a double obscure glazed pvc front door, tiled flooring.

Kitchen/Lounge/Diner
Entered via wood door, into open plan kitchen/lounge/diner, the lounge has double glazed window to the front, radiator, tiled flooring.
Kitchen has a double glazed window to the rear, wall and base units with worktop over, single bowl sink and drainer with mixer tap, integrated dishwasher, space and plumbing for a washing machine and tumble dryer, a four ring gas hob with integrated oven and cooker hood above, wine rack, space for fridge/freezer, a concealed gas combination boiler.

Inner Hall
Inner hall leads to bedrooms and the bathroom.

Bedroom One
Double glazed window to the front, radiator.

Bedroom Two
Double glazed window to the side, radiator.

Bathroom
Double obscure glazed window to the side, a P shaped bath with mixer tap and shower over and glass screen, w.c and vanity wash hand basin, extractor fan, heated towel rail, tiled walls and floor.

Front
Hardstand for parking.

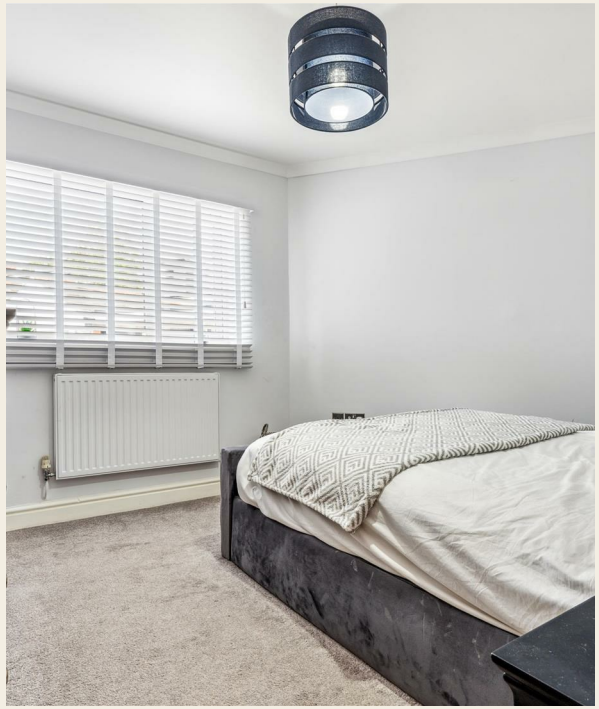
Rear
Entered via padlocked gate is a small, enclosed L-shaped courtyard with gravel.

Tenure & Additional Information
We have been advised by the seller that the property is Leasehold with the length of the lease being 125 years from 6th February 2015, with 115 years remaining on the lease. Service Charges are paid monthly at £50 per calendar month (£600 per annum) and the Ground Rent is £200 per annum, to be paid on 24th June (£100) and 25th December (£100). The monthly service charge contributes towards:

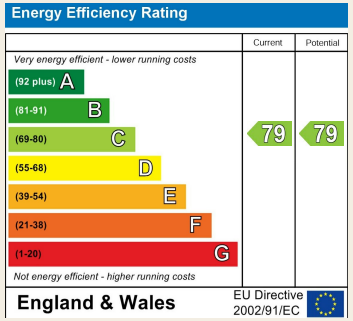
i. Buildings Insurance
ii. Any Maintenance Works involving External parts of the Buildings
iii. Maintenance to Bin Stores
iv. Refuse Maintenance
v. Management Fees
vi. Accountancy Fees

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.

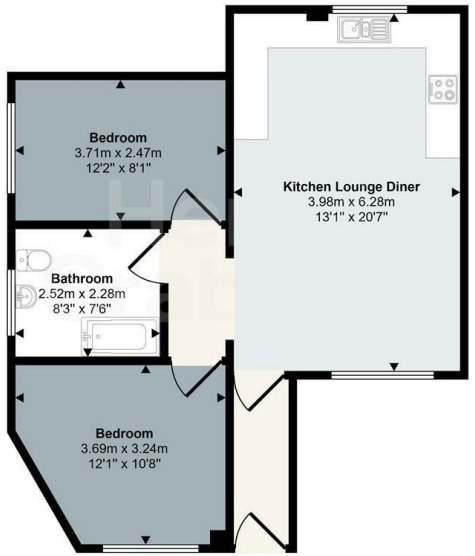
Disclosure of Interest
This property is being sold by an employee of Hern & Crabtree.



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



Approx Gross Internal Area
59 sq m / 631 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

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