Victoria Park Road West

VICTORIA PARK, CARDIFF, CF5 1EZ

GUIDE PRICE £250,000

Hern & Crabtree

Victoria Park Road West

A wonderful and unique opportunity to acquire this charming two-bedroom duplex apartment, perfectly positioned on a sought-after no-through road with stunning views over the ever-popular Victoria Park.

Ideal for first-time buyers, this stylish home offers modern living across two levels and is ready to move straight in. The accommodation briefly comprises: a private entrance with stairs leading up to the first floor, a spacious kitchen/diner, a bright and airy lounge with views across the park, a second bedroom, and a contemporary shower room. Stairs then lead to the top floor, which is dedicated to a generous primary bedroom.

Victoria Park Road West is located adjacent to Victoria Park and is close to a variety of shops, cafés and restaurants along with reputable schools and easy access to Cardiff city centre. There are very good public transport links to and from Cardiff City Centre. Internal viewings are an absolute must!

Approx 850.00 sq ft

Council Tax Band: C

Entrance
Entered via communal door. Wooden front door into the hallway.

Hallway
Radiator. Obscure window to the front. Coved ceiling. Wood laminate flooring. Stairs to the first floor.

Landing
Wood laminate flooring. Stairs to the second floor. Large storage cupboard.

Bathroom
7'8" x 6'1"
Obscure double glazed window to the rear. Double glazed patio door leading to the fire escape. Walk in shower, w/c and wash hand basin. Tiled walls and floor. Heated towel rail. Combi boiler.

Kitchen
16'8" x 10'
Double glazed bay window to the rear. Continuation of wood laminate flooring. The kitchen is fitted with wall and base units. Stainless steel sink and drainer. Space and plumbing for a washing machine. Integrated dishwasher and fridge freezer. Radiator. Induction hob and oven and grill.

Lounge
16'3" x 10'9"
Single glazed bay window to the front. Radiator. Continuation of wood laminate floor. Fireplace with fitted shelving either side into the recess. Coved ceiling. Picture rail.

Bedroom Two
7'11 x 8'5"
SIngle glazed window to the front. Radiator. Continuation of wood laminate flooring.

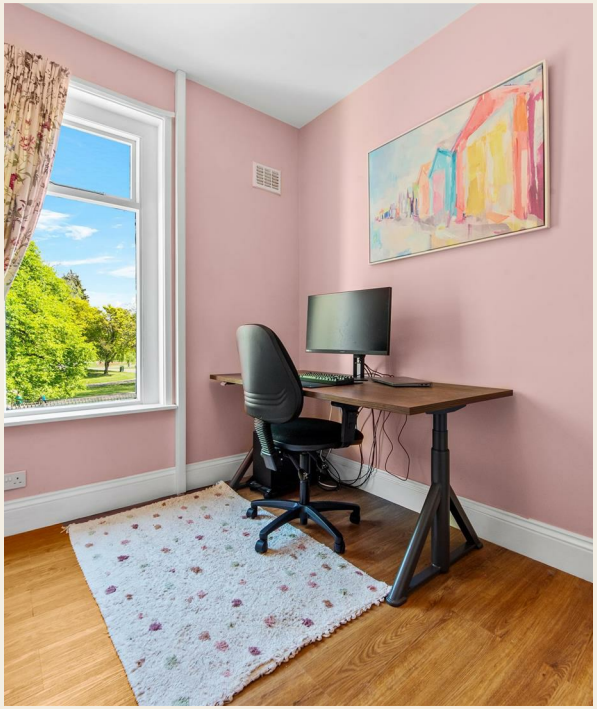
SECOND FLOOR
Dog leg staircase to the second floor.

Bedroom One
15'6" x 15'3"
Two double glazed sky light windows to the front and two double glazed sky light windows to the rear. Radiator. Built in wardrobes. Wood laminate flooring. Built-in storage into the eaves.

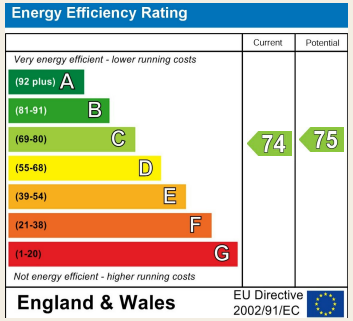
Additional Information
The property is a share of the freehold, managed under a company where both the owners of 8A and 8B are directors. Term of lease 999 years from 2020, having approximately 994 years remaining. Monthly management charges £45 PCM (£540 annually) covering window cleaning, building insurance, building insurance and annual tax returns for the management company. For any additional ad-hoc work required to the building structure or communal entrance, these are shared equally with the ground floor flat owner.

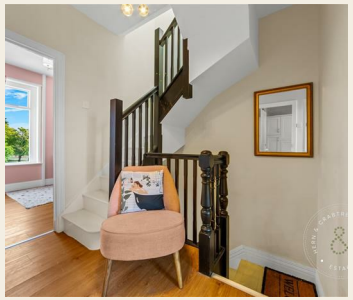
EPC - C
Council Tax - C

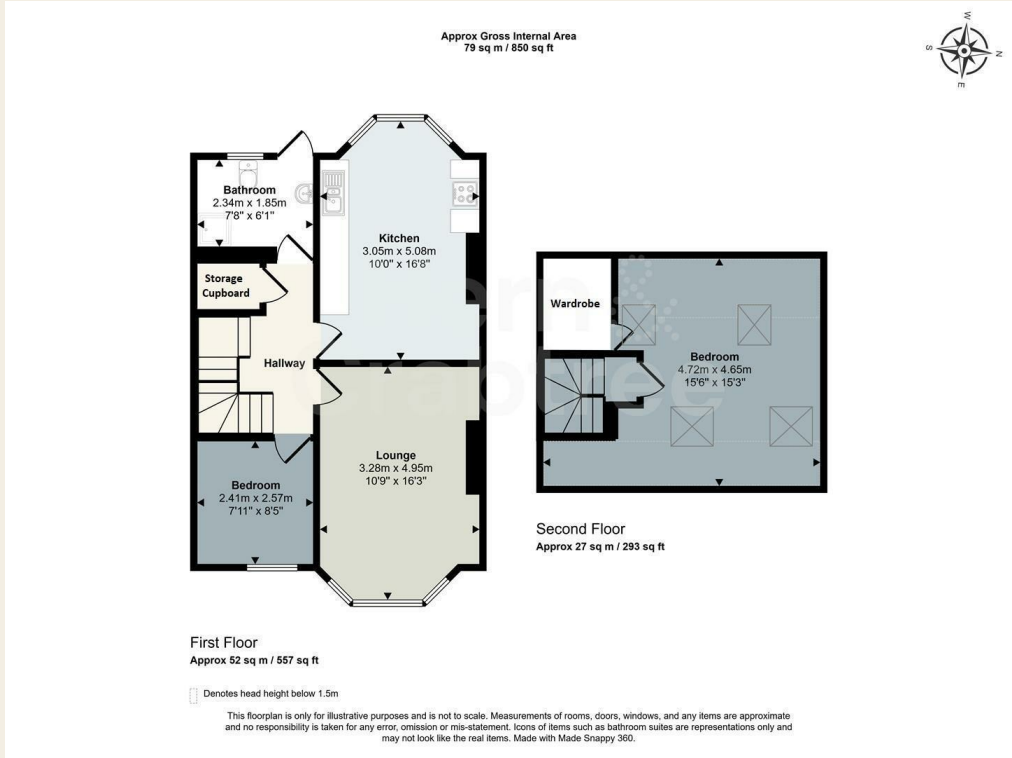
Disclaimer
The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and 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.







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