

Oxwich Close

NORBURY GARDENS, FAIRWATER, CARDIFF, CF5 3BE

GUIDE PRICE £120,000

**Hern &
Crabtree**



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No Chain. A modern first floor apartment perfectly located in this quiet no through road of Norbury Gardens in Fairwater. Well proportioned throughout, this property would certainly suit a variety of buyers, from investors, first time buyers or downsizers.

The accommodation briefly comprises: Entrance Hall, Lounge/Diner, Fitted Kitchen, Bathroom and Two Double Bedrooms. The property further benefits from two allocated parking spaces.

Norbury Gardens is situated just a stone's throw from Waungron Park and Train Station and is in close proximity to local shops, cafés and amenities that Fairwater Green has to offer.



553.00 sq ft

Communal Entrance

Entered via a communal entrance, stairs to the first floor.

Hall

Entered via a wood front door, with laminate flooring.

Lounge

Double glazed window to the front, coved ceiling, wood laminate flooring.

Kitchen

Double obscure glazed window to the side, wall and base units, stainless steel sink and drainer, space for appliances, electric hob and integrated electric oven, wood laminate flooring.

Bedroom 1

Double glazed window to the side, electric heater, wood laminate flooring.

Bedroom 2

Double glazed window to the side, built-in shelving, laminate flooring.

Bathroom

Double obscure glazed window to the side, bath with Triton power shower over, w.c and wash hand basin, storage cupboard, heated towel rail, tiled walls, laminate flooring.

Parking

The seller has advised us that there are two spaces at the front like a drive way, and space at the back of the property for communal parking. There is a designated space for the owner of the flat. a separate designated space legally owned by the property

Tenure and additional information

What is the full term of the lease? Unsure

Start Date Unsure

Current amount of years remaining on the lease 86

Annual Ground Rent £ 70

Service and Maintenance Charges £ (include payment frequency) Six monthly around £938.85

Does the Service Charge Include Water Rates No

Does the property your selling benefit from any outdoor space? Yes, Communal

Management Company Name and Address (If known) First port

Are you able to rent out the property? Yes


According to the lease, are occupants allowed to keep pets? Yes

How many other flats / apartments are within the same block? 6

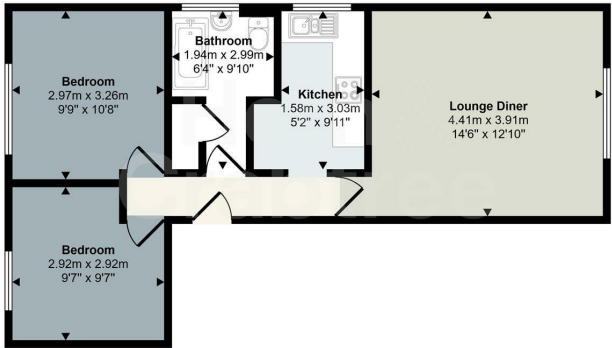


Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	74	79
(81-91) B		
(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 

Approx Gross Internal Area
51 sq m / 553 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.