Mclay Court, St. Fagans Road

FAIRWATER, CARDIFF, CF5 3BP

GUIDE PRICE £110,000

Hern & Crabtree

Mclay Court, St. Fagans Road

No Ongoing Chain! A larger than average one bedroom ground floor retirement apartment, perfectly placed in this popular retirement development of Mclay Court in Fairwater.

Ready to move in and ready for the next occupier to put their stamp on, the accommodation briefly comprises: Communal Entrance, Hallway, Lounge/Diner with Door out to the Car Park, Fitted Kitchen, Double Bedroom with fitted Wardrobe and a modern Shower Room.

This McCarthy & Stone apartment further benefits from communal Lounge, laundry room, on site housing manager, well maintained communal gardens and first come first serve parking. Mclay Court is ideal for someone who is 55 and over and wishes to have independent living accommodation with the security of the onsite facilities this development offer. The development is situated within walking distance to local shops, cafes and aminities on Fairwater Green as well as having a bus stop outside. This really is a perfect apartment for anyone looking to downsize.

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Approx sq ft

Council Tax Band: D

Entrance
Entered via communal entrance or additional door to the side of the building.

Hallway
Night store heater, large storage cupboard housing the hot water cylinder.

Living Room
13'4 max x 13'2 max
Double glazed door to the side, French doors leading to the kitchen, night store heater, electric fireplace.

Kitchen
9'2 max x 8'7
Double glazed window to the front, kitchen fitted with wall and base units with work tops over, integrated four ring hob with cooker hood above and integrated oven, base fridge and freezer, stainless steel sink and drainer, heater, vinyl flooring.

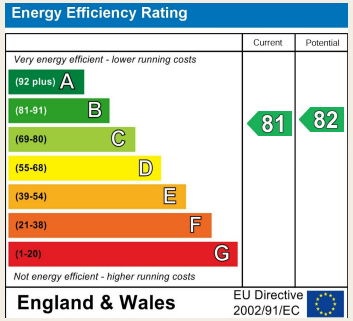
Bedroom
17'6 x 8'9
Double glazed window to the front, built in wardrobes, night store heater.

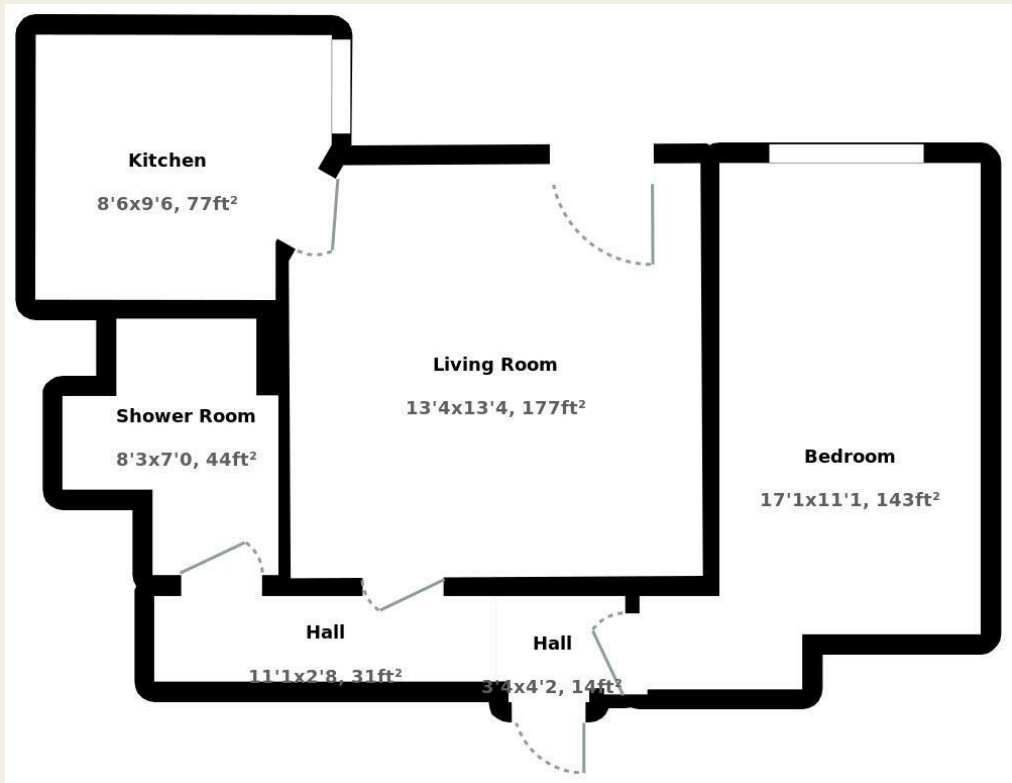
Shower Room
8'4 max x 7'1 max
Double shower with plumbed shower, vanity wash hand basin and w.c, aqua board panels, vanity light, shaver mirror, extractor fan, electric heater, heated towel rail, vinyl flooring.

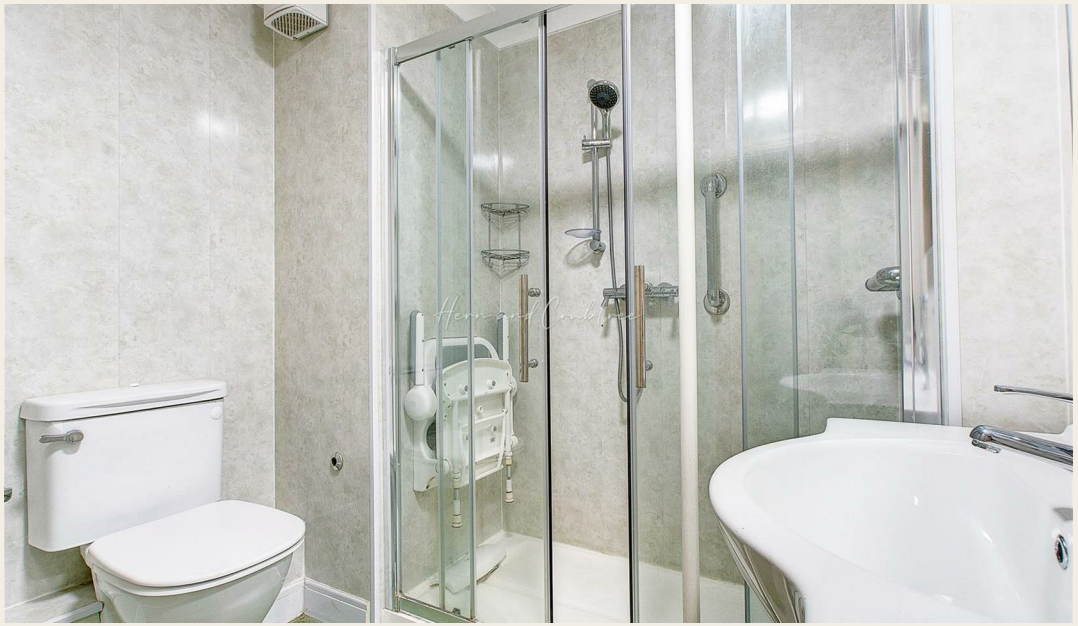
Communal Lounge
There is a communal lounge and guest room. Lift to all floors. Housing manager on site. Safety pull cords.

Tenure and Additional Information
We have been advised by the seller that the property is leasehold with 101 years left on the lease ending 30/04/2124.
The ground rent is paid 6 monthly and is £646.22 per annum. The service charges are also £2339.94 per annum.
Management Company is First Port, 11 Queensway, New Milton, Hampshire, BH25 5NR
Council Tax Band is D.

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







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