

Lynmouth Crescent

RUMNEY, CARDIFF, CF3 4AT

GUIDE PRICE £70,000

**Hern &
Crabtree**



Lynmouth Crescent

CASH BUYERS ONLY

Being sold with no onward chain is this two double bedroom first floor flat which is situated in the popular area of Rumney, near to amenities and great public transport links.

The property is only available to cash buyers as there are approximately 39 years remaining on the lease (advised by the seller).

The property briefly comprises an entrance communal hall and stairs to the first-floor landing. The flat itself comprises a hallway, lounge, and two bedrooms. The original larger bedroom is currently split into two rooms (the inner room has borrowed light, please refer to the floorplan), a kitchen and a shower room. Outside the property offers a communal rear garden, off-road parking and a garage.

The property is in need of modernisation.



Entrance Hall

Entrance hall with an airing cupboard and storage cupboard. Door to all rooms.

Kitchen

12'8" x 7'11"

Upvc double glazed window to the rear aspect. Range of units. One and a half bowl stainless steel sink unit. Plumbing for washing machine.

Lounge

15'4" x 11' max into recess

Upvc double glazed window to the front aspect. Economy 7 heater (not currently working). Picture rail. Fitted carpet. The current owner is planning on taking the fire surround and hearth.

Bedroom One

11'1" x 10'9"

Upvc double glazed window to the front aspect.

Bedroom Two

10'9" x 6'1"

Upvc double glazed window to the rear aspect. Currently separated into two rooms with window and door to office/dressing room.

Office/Dressing room

8'2" x 6'2"

Could be used as an office or dressing room with window and door to bedroom two.

Garage

Tenure

The owner has informed us of the following, but this would need to be verified by your legal representative:

Leasehold - approximately 39 years remaining - Cash buyers only

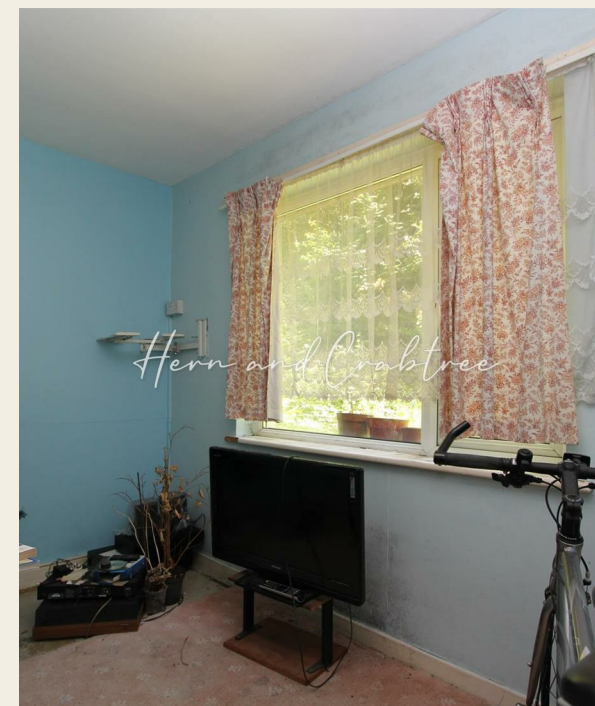
Ground Rent = £17 per annum approx

Service Charge = £510 approx per annum for 2021

EPC - F

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.



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