

FOR SALE

Guide Price £80,000 to £90,000 £80,000



# 19 St Nicholas Court Pyle Road, Caerau, Cardiff. CF5 5JA

- NO CHAIN
- 1-BED THIRD FLOOR FLAT
- SPACIOUS LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- DOUBLE BEDROOM
- BATHROOM SUITE
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS
- SECURITY DOOR ENTRANCE
- LEASEHOLD 86 YEARS APPROX.





## PROPERTY DESCRIPTION

\*\*\* NO CHAIN \*\*\* Guide Price: £80,000 to £90,000 \*\*\* MOVE STRAIGHT INTO THIS 1-BED 3rd FLOOR FLAT - ALLOCATED PARKING SPACE - LEASEHOLD 86 YEARS APPROX. MR HOMES are pleased to Offer FOR SALE this 1x Double Bedroom 3rd Floor Flat, comprising in brief; Communal Entrance via Security Door, Steps up to 3rd Floor Landing, Entrance Hallway, Living Room, Kitchen/Breakfast Room, Double Bedroom, Bathroom & a Fixed Staircase to the Attic Space. The Enclosed Rear Communal Garden is Always Well Maintained by the Management Company Woodville Management. Allocated Parking Space. The Flat has uPVC Double Glazing Windows & Electric Radiators. (No Gas to 19 St. Nicholas Court). NB: The Lease has 86 Years Approx. Remaining. £55 Per Month Approx. Service/Maintenance/Buildings Insurance Charges & £10 Per Year Ground Rent. \*As Advised by Vendor. EPC Rating = Awaiting assessment... & Council Tax Band = A. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.\*\* Prime & Sought After Location, The property offers easy access to a number of local amenities, is close to schools, parks and has excellent transport links. Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2 To submit your offer, please visit: Make an Offer ([mr-homes.co.uk](http://mr-homes.co.uk)) or call the Branch and speak to a member of the Sales Team FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4 [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)





## ROOM DESCRIPTIONS

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**Communal Entrance with Security Door Entry System**

**Entrance Hallway**

**Living Room**

**Bedroom**

**Kitchen/Breakfast Room**

**Bathroom**

**Attic Space**

NB: Reduced Headroom to Sides Due to Sloping Roof.

**Communal Garden - Enclosed**

**Allocated Parking Space**



## MATERIAL INFORMATION

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**Parking Types:** Allocated.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** Cable.

**Accessibility Types:** Not suitable for wheelchair users.

**EPC Rating:** D (63)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?**

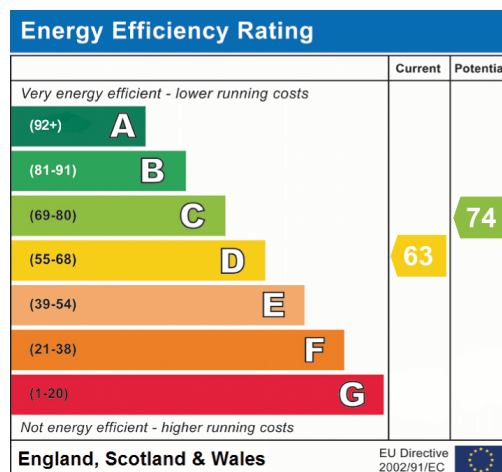
No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No







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