

**FOR SALE**

Guide Price £115,000 Leasehold



**MR HOMES**  
SALES & LETTING

# Flat 7, Stephenson Court Wordsworth Avenue, Roath, Cardiff. CF24 3FX

- GROUND FLOOR FLAT
- 2 DOUBLE BEDROOMS
- REFURBISHED THROUGHOUT
- MODERN KITCHEN
- RE-FITTED SHOWER ROOM

- COMMUNAL GARDENS
- RESIDENTS PARKING
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- LEASEHOLD (999 YEARS)



## PROPERTY DESCRIPTION

NO CHAIN - RETIREMENT COMPLEX - OVER 60s ONLY - 2 DOUBLE BEDROOM GROUND FLOOR FLAT - IDEALLY LOCATED WITH EASY ACCESS TO CARDIFF CITY CENTRE - MODERNISED & IMMACULATED PRESENTED THROUGHOUT - SPACIOUS LIVING ROOM/DINER - MODERN & RE-FITTED KITCHEN - MODERN & RE-FITTED SHOWER ROOM - RESIDENTS PARKING - uPVC DOUBLE GLAZING - GAS CENTRAL HEATING - NEW 999 YEAR LEASE ON COMPLETION (Advised by vendor via WALES & WEST HOUSING ASSOCIATION) - MR HOMES are delighted to represent our clients in bringing to market FOR SALE this 2-Bedroom Ground Floor Flat and comprises in brief; Secure Communal Entrance; Entrance Hallway with Storage; Bedrooms 1 & 2; Shower Room; Living Room/Diner; Kitchen. uPVC Double Glazing and Gas Central Heating Powered by a Viessmann Vitodens 050 Combi-Boiler. Residents also have access to the residents lounge, laundry room, and maintained communal gardens. Tenure: Leasehold (999 Years from date of Completion) Ground Rent: NIL £0 Service/Maintenance Charges: £2,112pa (£176 per month) 2% Sinking Fund FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



## ROOM DESCRIPTIONS

### Entrance Hallway

3' 1" x 17' 0" (0.94m x 5.18m) Laminate flooring; radiator; storage cupboards; Chubb Intercom System; Hive Thermostat System

### Bedroom 1

8' 1" x 13' 10" (2.46m x 4.22m) Laminate flooring; radiator; uPVC DG window to rear

### Bedroom 2

6' 9" x 14' 0" (2.06m x 4.27m) Laminate flooring; radiator; uPVC DG window to rear

### Shower Room

6' 7" x 4' 9" (2.01m x 1.45m) Tiled flooring; fully tiled walls; pedestal Wash hand basin with mixer tap; WC; shower cubicle with mains powered shower with dual shower heads; chrome effect ladder style radiator; MANROSE Extractor Fan; Emergency Pull Cord

### Living Room

9' 11" x 17' 7" (3.02m x 5.36m) Laminate flooring; radiator; uPVC DG window to rear

### Kitchen

6' 5" x 8' 7" (1.96m x 2.62m) Tiled flooring; fitted kitchen with matching wall and base units with worktops over and tiled splash backs; integrated Samsung electric fan-assisted oven; integrated NEFF 4-ring induction hob; integrated microwave; composite sink with draining board and stainless steel mixer tap; space for under counter fridge; storage cupboard housing gas central heating Combi boiler: Viessmann Vitodens 050



## MATERIAL INFORMATION

**Council Tax:** Band C

N/A

**Parking Types:** None.

**Heating Sources:** Central. Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** C (73)

**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

### Mobile Signal

4G excellent data and voice, 5G great

### Construction Type

Floor: Solid, no insulation (assumed)

Roof: (another dwelling above)

Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in all fixed outlets



