



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 & IMMACULATELY 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



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)

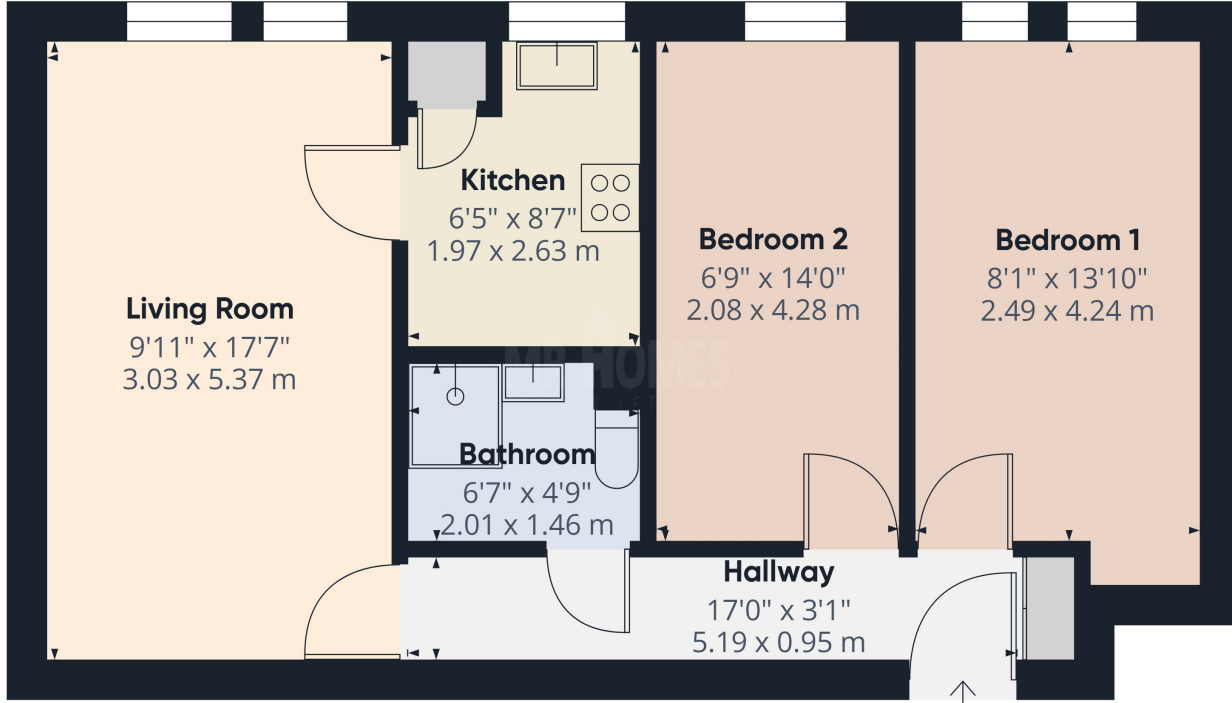
Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in all fixed outlets



FLOORPLAN & EPC

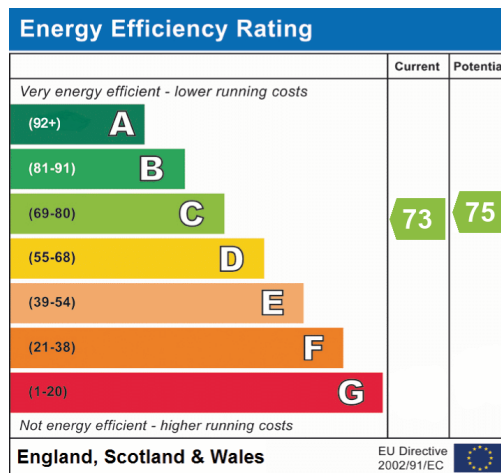


Approximate total area^m
535 ft²
49.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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