

FOR SALE | Guide Price £210,000 | Blanthorn Court, Park Road, Whitchurch, Cardiff CF14 7BL

A SPACIOUS FLAT ON THE GROUND FLOOR OF THIS PURPOSE BUILT BLOCK ON THE OUTSKIRTS OF WHITCHURCH VILLAGE AND WITHIN A SHORT WALK OF LOCAL AMENITIES, PUBLIC TRANSPORT LINKS AND THE TAFF TRAIL. OFFERED TO THE MARKET WITH NO CHAIN AND VACANT POSSESSION.



CHAMBERS

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## Description

Chambers Estate Agents have received formal instructions to bring to the market this spacious apartment situated on the ground floor of this purpose built block known as Blanthorn Court, Whitchurch.

Neutrally decorated throughout, the property briefly comprises communal entrance hall, entrance hall, living room with access to the balcony, fitted kitchen, two double bedrooms and a bathroom.

The property further benefits from gas central heating via combination boiler, Upvc double glazing, garage and communal gardens. Blanthorn Court is located at the top end of Park Road and is within close proximity to local amenities, public transport links and the Taff Trail.

There is easy access to the link roads for the A470 & M4 motorway. This property would be suitable as a first time purchase, or for those purchasers wishing to downsize.

Available for sale with no chain and vacant possession.

Additional Information: Tenure: Share of Freehold.

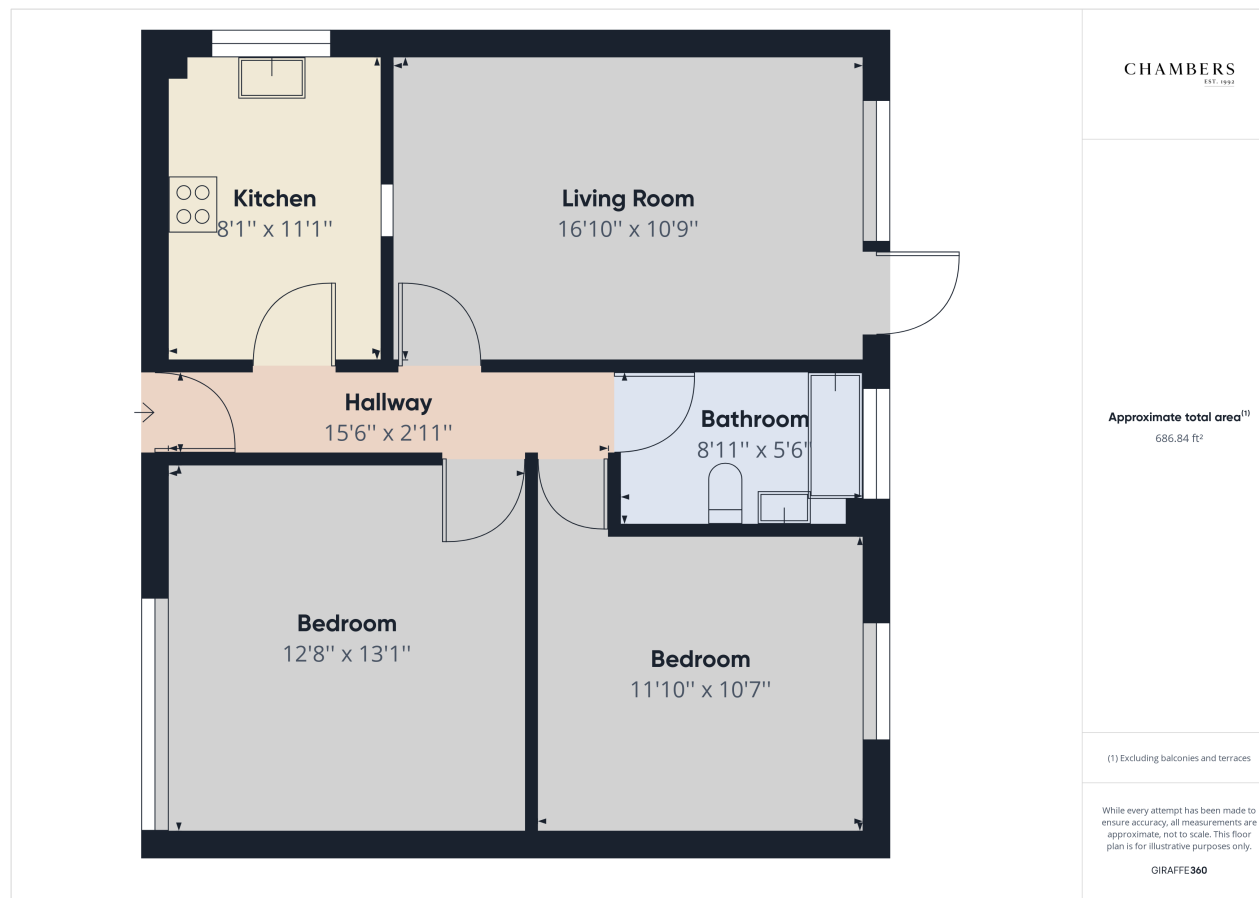
Approximately £80 per month service charge to include buildings insurance.

Council Tax Band: C. Approximately £1525.00 per annum.

Please verify the terms of the lease with your legal representative.

Land Transaction Tax (LTT): £0. (Based on the asking price of £210,000).

Square Footage: 686.84 Sq Ft. Please verify via your own means.



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.