



**£95,000** Guide Price

Station Road, Llandaff North

Flat | 1 Bedroom | 1 Bathroom



02920026213

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# Step Inside

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## Property Description

Ideal opportunity for FIRST TIME BUYER or BUY TO LET investment! One double bedroom 2nd floor flat WITHIN WALKING DISTANCE to Llandaff train station and PARKING to the rear. To be sold with NO-ONGOING CHAIN.

## Main Particulars

Ideal opportunity for FIRST TIME BUYER or BUY TO LET investment! One double bedroom 2nd floor flat WITHIN WALKING DISTANCE to Llandaff train station and PARKING to the rear. To be sold with NO-ONGOING CHAIN.

Move2here are pleased to offer For Sale this great First Time Buyer Apartment in the centre of Llandaff North, The property comprises of Entrance Hallway, Kitchen, Lounge/Diner, Bathroom with Storage Cupboard and A Double Bedroom, with electric wall mounted heating.

Within the catchment of well regarded schools of Whitchurch High school and Ysgol Gymraeg Melin Gruffydd. The property is available with no onward chain and has approx 151 years remaining on the lease with an £55 per month maintenance charge and a £15 per year ground rent charge.

The property could do with some updating and benefits from having its own private courtyard to the rear for parking.

DUE TO THE LOCATION WE RECOMMEND BOOK YOUR EARLY VIEWING.

### The accommodation comprises

#### **Entrance Hallway** 18' 7" x 2' 11" (0.9 x 5.67m)

Entered via a solid wood Front Door, Carpeted throughout with lights and storage cupboard.

#### **Kitchen** 7'10" x 10' 0" (2.4m x 3.4m)

Fitted Kitchen, Laminate work surfaces, Stainless steel sink, free standing electric cooker, vinyl flooring and all white goods to remain including, fridge and washing machine.

#### **Living Room** 8' 10" x 12' 9" (2.69 x 3.90m)

Window with great views over Llandaff North Village, Carpet throughout and open plan into Kitchen. TV connection points and internet available in apartment.

#### **Bathroom** 7'4" x 4'6" (2.26m x 1.37m)

Three piece Bathroom with tiled splash back, low level wc, Bath with shower over, extractor and storage cupboard.

**Bedroom 1** 7' 10" x 12' 5" (2.4 x 3.8m)

Double bedroom with window and carpet throughout. Wall mounted electric heater.

**Externally**

Enclosed courtyard & allocated parking. Secure door entry system

**Charges**

£55 PER MONTH CHARGE

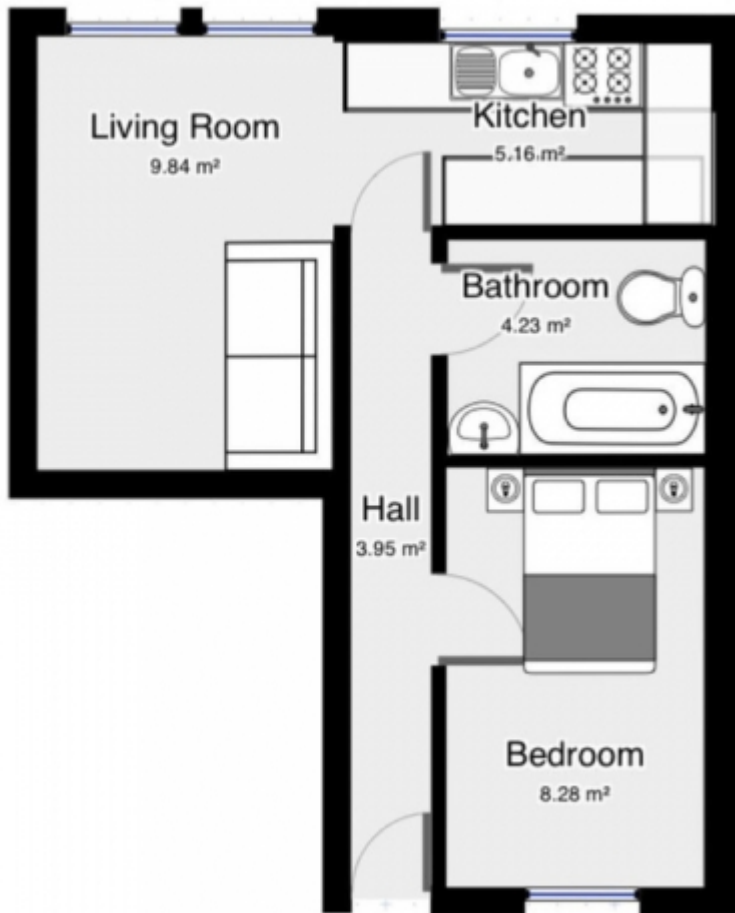
£15 PER YEAR GROUND RENT

151 YEARS REMAINING ON THE LEASE





## Floorplan



### Room Dimensions

Hall	18' 7" x 2' 11" (0.9 x 5.67m)
Living Room	8' 10" x 12' 9" (2.69 x 3.90m)
Kitchen	5' 3" x 10' 7" (1.595m x 3.232m)
Bedroom One	7' 10" x 12' 5" (2.4 x 3.8m)
Family Bathroom	7' 4" x 4' 6" (2.26m x 1.37m)

### Disclaimer

Whilst every attempt has been made to insure the accuracy of the floor plan contained here, measurements of doors windows rooms and any other items are approximate and no responsibility can be taken for any error, omission or miss statement. The plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order or efficiency can be given

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024

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