

Oak Court, Oakfield Street, Cardiff, CF24 3RF.



PRICE: £100,000 Leasehold

- One double bedroom
- Ground floor
- Gas central heating
- Double glazing
- Popular location
- EPC Rating - D



Call our Roath office: 029 2048 4898

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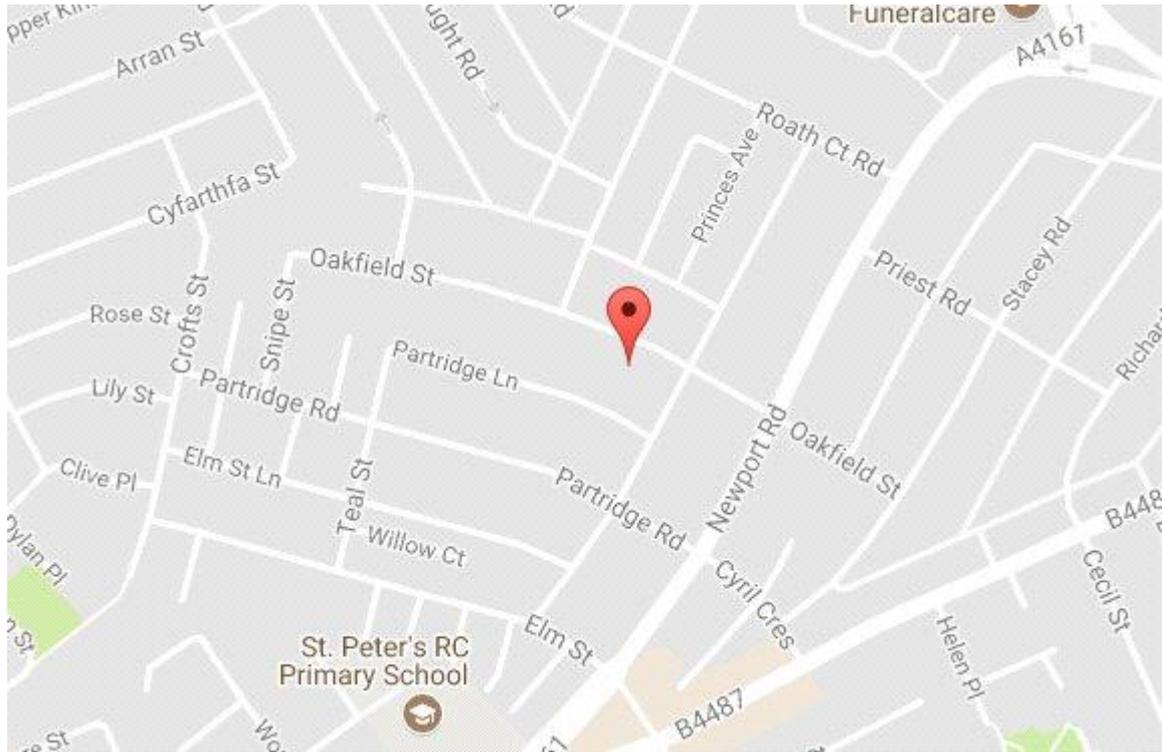
**MOGINIE
JAMES**

This one bedroom, ground floor flat is located in the popular area of Roath. This contemporary property comprises spacious open plan living area/kitchen with integrated appliances, double bedroom and bathroom. Further benefits also include a communal rear garden, gas central heating, double glazing and within a close proximity to the local amenities. Lease Term: 1 August 2009 to 23 June 2178.



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

Entrance Hall: Entered via a wooden front door, laminate floor, phone entry system and storage cupboard. Door to:

Open Plan Living Area/Kitchen: 16'7" (5.05) (max) x 16'3" (4.95) (max). The living area has laminate floor and upvc double glazed window to the front. The kitchen area has tiled floor and a range of wall and floor level units, integrated oven, 4 ring electric hob, extractor fan over, stainless steel sink and drainer, integrated fridge/freezer and tiled splash back.

Bedroom: 13'3" (4.04) (max) x 9'5" (2.87) (max). With laminate floor, storage cupboard housing wall mounted combination boiler and upvc double glazed window to the rear.

Bathroom with wc: 8'7" x 4'11" (2.62m x 1.5m). With tiled floor, partially tiled walls and suite comprising: free standing bath with shower from tap over, wash hand basin and wc. Extractor fan and inset ceiling spotlights.

Outside:

Communal Rear Garden: Communal garden.

Services: Gas, electricity, water and drainage.

Tenure: WE HAVE BEEN INFORMED THAT THE PROPERTY IS LEASEHOLD BUT PLEASE VERIFY THIS VIA YOUR LEGAL REPRESENTATIVE.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Moginie James are the seller's agent for the sales and marketing of the property described on these particulars and your conveyancer is legally responsible for ensuring that the purchase agreement protects your position as purchaser. Moginie James make detailed enquiries of the seller to ensure that the particulars are as accurate as possible. However if you become aware that any of the information provided to you is not accurate please inform Moginie James as soon as possible so we can make the necessary correction. The services have not been tested.

Accreditations & Partners

