



PRICE: £160,000 Leasehold

- First floor
- No chain
- Close to local amenities
- Quiet development
- Two bedrooms
- EPC Rating - T.B.C.

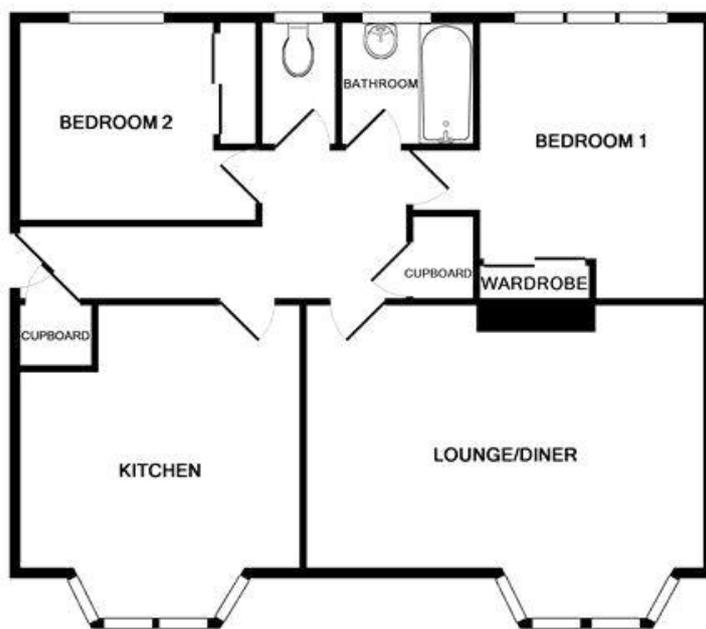


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MOGINIE
JAMES

A light and spacious first floor apartment situated in the peaceful development of Edward Nicholl Court, situated in close proximity to a variety of local amenities, local parks and gardens. This two bedroom apartment offers excellent living accommodation with the benefits of easy access to the M4 and City Centre. The accommodation comprises: entrance hall, bay fronted kitchen, good size bay fronted living room, two bedrooms, bathroom and separate wc. To the outside is allocated parking and communal gardens. The property is being sold with no onward chain. Lease Term for apartment - The new term of the lease is for 189 years from 1982.



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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First Floor:

Entrance Hall: Entered via front door, fitted carpet, phone entry system, 2 storage cupboards and access hatchway to the loft. Door to:

Kitchen: 14'7" (4.45) (max, into bay) x 8'1" (2.46). With tiled floor and a range of wall and floor level units, stainless steel sink and drainer, tiled splash back, space for cooker, space for fridge/freezer, space for washing machine and upvc double glazed window to the front.

Living/Dining Room: 18'4" (5.6) x 14'8" (4.47) (max, into bay). With fitted carpet, fireplace, wall lights and upvc double glazed window to the front.

Bedroom One: 13' (max) x 10'6" (3.96m (max) x 3.2m). With fitted carpet, fitted wardrobe and single glazed window to the rear.

Bedroom Two: 11'1" (3.38) (max) x 9'4" (2.84) (max). With fitted carpet, fitted wardrobe and single glazed window to the rear.

Bathroom: With vinyl floor, tiled walls and suite comprising: panelled bath with electric shower over and wash hand basin. Single glazed window to the rear.

Wc: With vinyl floor and suite comprising: wash hand basin and wc. Single glazed window to the rear.

Outside:

Communal Gardens and Parking:
Communal Gardens.
One allocated parking space.

Services: Gas, electricity, water and drainage.

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.

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