



PRICE: £135,000 Share of Freehold

- One bedroom
- Ground floor apartment
- Well presented
- Communal garden
- No chain
- EPC Rating - D

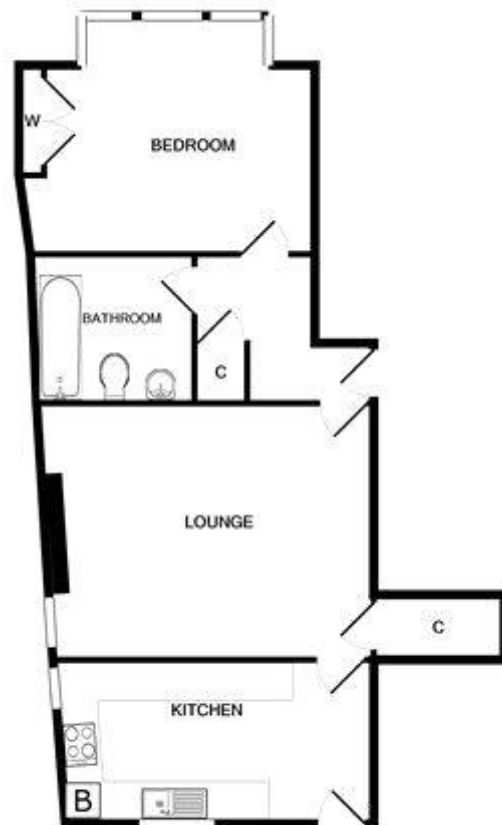


Call our Roath office: 029 2048 4898

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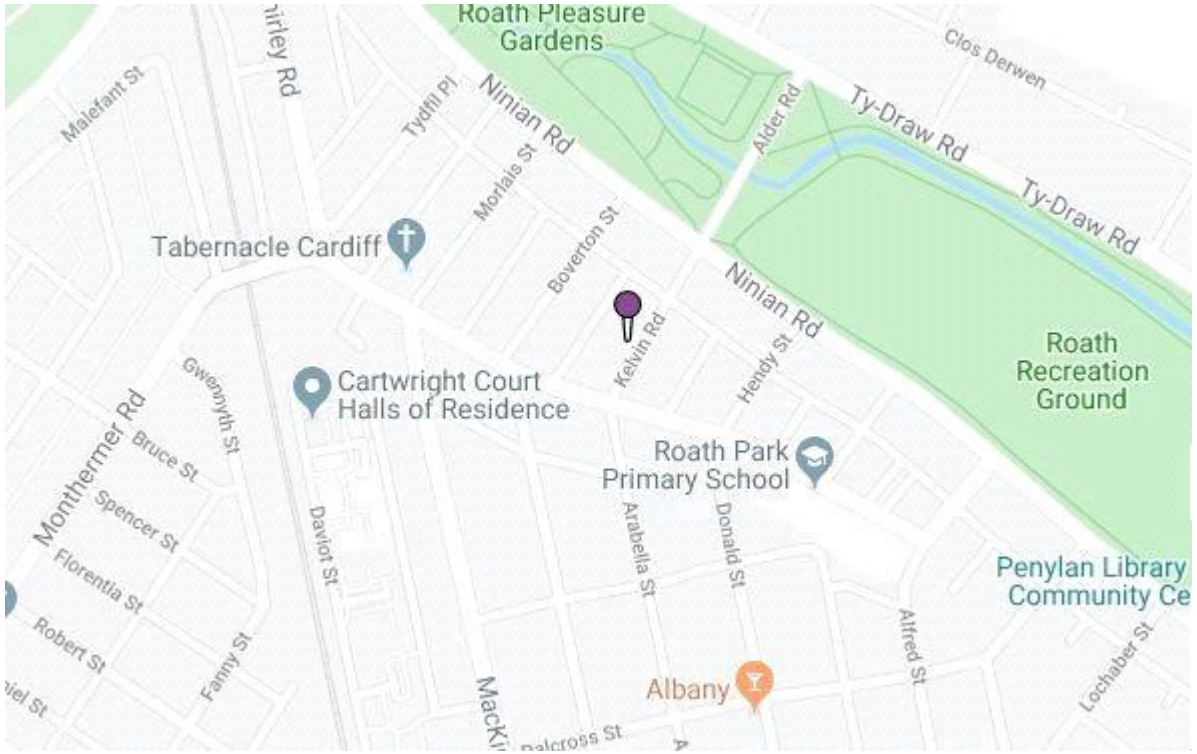
**MOGINIE
JAMES**

A beautifully presented one double bedroom ground floor apartment situated in close proximity to a variety of local amenities, parks and gardens. The accommodation comprises: inner lobby area, double bedroom, modern bathroom, living room and a modern kitchen. To the outside is a communal low maintenance rear garden. Being sold with a share of the freehold and no onward chain this would make an ideal first time purchase or investment. Currently let for £600 P.CM. Lease Term for apartment - 99 years from 29 September 1987.



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:

Inner Lobby Area: Entered via a wooden front door, phone entry system and storage cupboard. Door to:

Bedroom: 13'8" (4.17) (max) x 12'6" (3.8) (max, into bay). With exposed wooden floorboards and upvc double glazed bay window to the front.

Bathroom with wc: With tiled floor, tiled walls and suite comprising: panelled bath with shower over, wash hand basin and wc. Towel radiator, extractor fan and inset ceiling spotlights.

Living Room: 14'7" (4.45) (max) x 13'6" (4.11) (max). With fitted carpet, storage cupboard housing dryer and obscure upvc double glazed window to the side. Door to:


Kitchen: 11'2" (3.4) (max) x 8'7" (2.62) (max). With laminate floor and a range of wall and floor level units, stainless steel sink and drainer, integrated oven, 4 ring gas hob, extractor fan over, wall mounted combination boiler, tiled splash back, upvc double glazed windows to the side and rear and obscure upvc double glazed door to the communal rear garden.

Outside:

Communal Rear Garden: Enclosed paved garden.

Services: Gas, electricity, water and drainage.

Tenure: WE HAVE BEEN INFORMED THAT THE PROPERTY IS LEASEHOLD WITH A SHARE OF THE FREEHOLD 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		
(55-68) D	66	66
(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

