



34 Madrid House, Judkin Court, Cardiff

£195,000 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Laminate wood effect flooring. Two large storage cupboards, one housing hot water tank. Wall mounted electric storage heater. Wall mounted video entry intercom system. Doors leading to all rooms.

KITCHEN/DINER

14' 10" x 12' 8" (4.52m x 3.87m)

Open plan space. New wood effect flooring. Pendant light fittings with additional spotlights. Power points. TV and telephone point. Double glazed uPVC window. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over and four ring electric hob with extractor above oven below. Integrated dishwasher and washing machine. Space for fridge/freezer. Tiled flooring.

BEDROOM ONE

10' 10" x 10' 4" (3.31m x 3.15m)

Double glazed uPVC windows leading to Juliet balcony to side. Large double bedroom. Wood effect flooring. Built in double wardrobe. Telephone point. TV aerial point. Wall mounted electric storage heater.

BEDROOM TWO

9' 9" x 12' 10" (2.96m x 3.91m)

Double glazed uPVC window leading to Juliet balcony to side. Large double bedroom. Wood effect flooring. Telephone point. TV aerial point. Wall mounted electric storage heater.

LIVING ROOM

13' 2" x 14' 10" (4.02m x 4.51m)

Spacious living area with room for full sized dining table. Double glazed uPVC windows to side aspect. Ample natural daylight. Laminate wood effect flooring. Wall mounted pendant light fitting. Two wall mounted electric storage heater. T.V point. Telephone point. Double glazed UPVC doors leading to Juliet balcony.

BATHROOM

7' 3" x 9' 1" (2.21m x 2.77m)

Tiled flooring. Fully tiled walls. Four piece suite comprising panelled bath, low level WC with concealed cistern, pedestal hand wash basin, and tiled shower cubicle. Heated towel rail. Extractor fan. Spotlights.

TENURE

MGY are advised that the property is leasehold with a term of 999 years from 2001. Service charges of £3225 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, reserve fund contribution, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £88.50 per annum.

FACILITES

The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

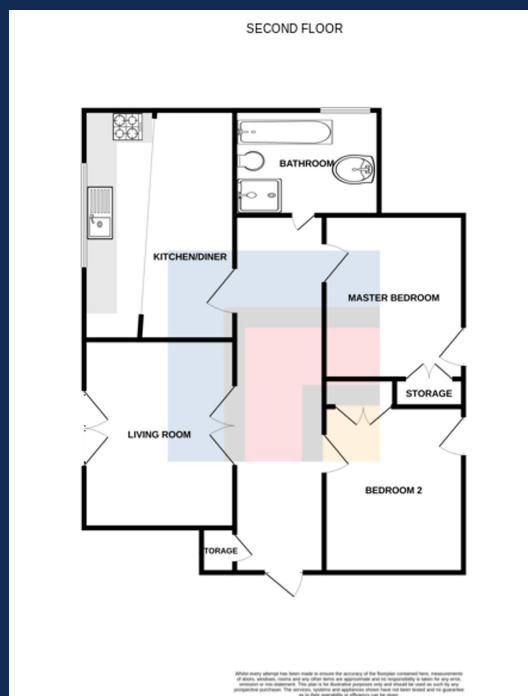
PARKING

Secure gated access to an allocated resident parking space. Ample visitor parking.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website





CARDIFF 029 2046 5466

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