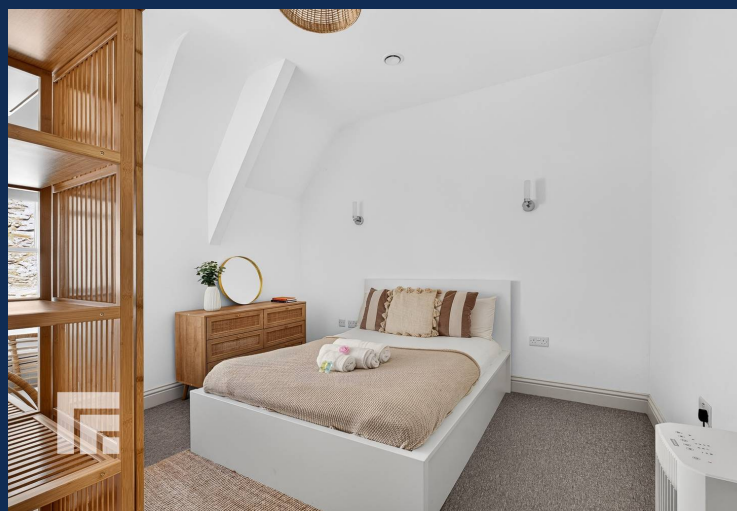




Apt 6, Sophia Mews Sophia Close, Cardiff

£250,000 Leasehold

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

ENTRANCE HALL

Entered via door leading from communal hallway. LVT flooring. Spotlights to ceiling. Wall mounted door entry system. Doors to lounge/diner/kitchen, bedroom, shower room and storage cupboard housing hot water tank plus space and plumbing for washing machine.

LOUNGE/KITCHEN/DINER

14' 5" x 11' 1" (4.39m x 3.38m)

Double glazed window to front aspect. Continuation of LVT flooring. Spotlights to ceiling. Wall mounted electric panel heater. Impressive contemporary open plan shaker style kitchen with a range of wall, base and drawer units with quartz worktops over incorporating inset sink and drainer with mixer tap over, four ring induction hob with extractor above. Integrated appliances such as dishwasher, fridge/freezer and electric oven. Tiled splashback.

BEDROOM

10' 11" x 10' 4" (3.32m x 3.14m)

Excellent double bedroom. Double glazed window. Pendant light to ceiling and wall. Carpeted flooring. Wall mounted electric panel heater.

SHOWER ROOM

6' 6" x 5' 4" (1.98m x 1.63m)

Modern suite comprising: Walk in shower with glass screen, mains powered rainfall shower over and separate shower head fixture. WC. Wall mounted wash hand basin with mixer tap over. Wall mounted mirrored vanity cupboard. Tiled flooring and partly tiled walls. Spotlights. Heated towel rail.

TENURE

MGY have been advised that the property is LEASEHOLD with a service charge of approx. £1,400 per annum and no ground rent. 996 years remaining on the lease.

ADDITIONAL INFORMATION

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.

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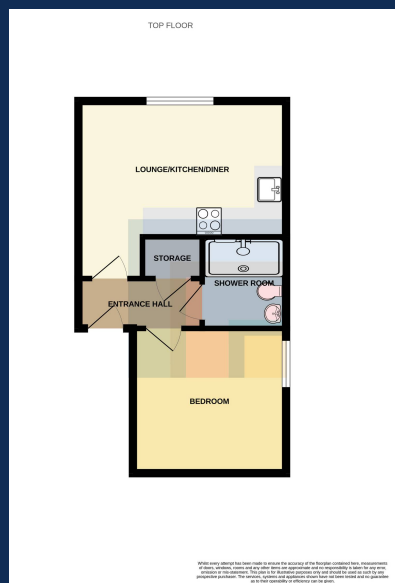
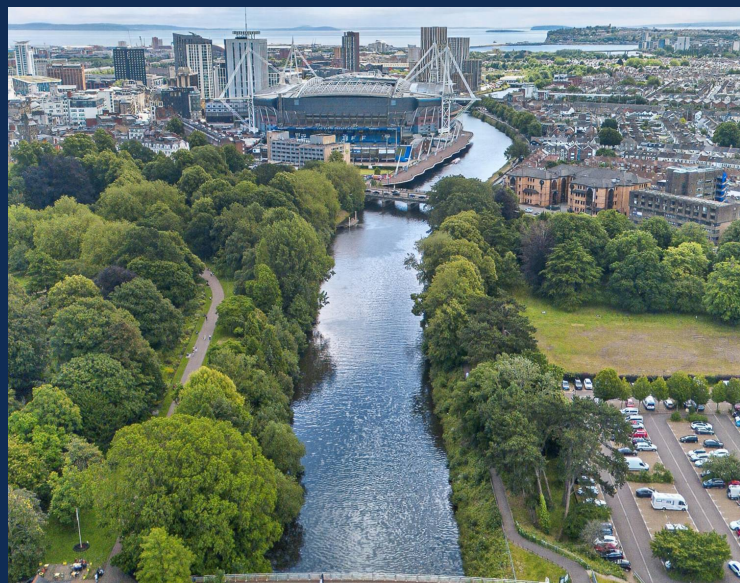
SHOWER ROOM

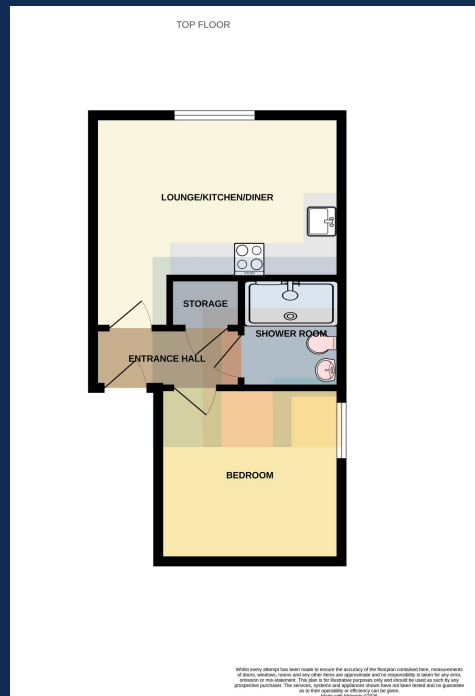
6' 6" x 5' 4" (1.98m x 1.63m)

Modern suite comprising: Walk in shower with glass screen, mains powered rainfall shower over and separate shower head fixture. WC. Wall mounted wash hand basin with mixer tap over. Wall mounted mirrored vanity cupboard. Tiled flooring and partly tiled walls. Spotlights. Heated towel rail.

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PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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