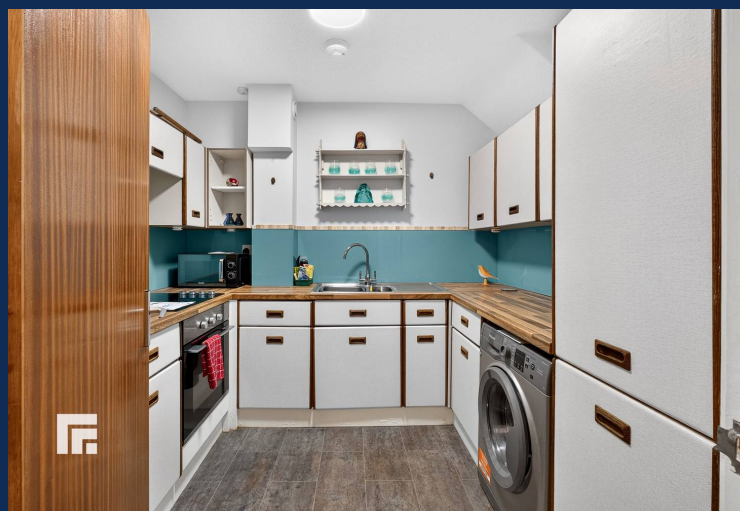




Flat 8, Old Garden Court Park Road, Radyr

£120,000 Leasehold

A delightful two bedroom ground floor retirement apartment on popular Park Road, Radyr. The property benefits from communal gardens, laundry facilities and parking. Communal entrance hall, lounge and diner, kitchen, two bedrooms and a shower room. Gas central heating. Double glazed windows. No chain. EPC Rating: TBC

Council Tax band: C

Tenure: Leasehold

Communal Entrance

Approached via a composite entrance door with telephone intercom to apartments 8 and 9. Stairs to first floor apartment 9 and door to apartment 8.

Lounge And Diner

13' 4" x 12' 11" (4.06m x 3.93m)

Overlooking the entrance approach, a good sized reception. Space for seating and dining. Radiator. Door to inner hallway.

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13' 4" x 12' 11" (4.06m x 3.93m)

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Inner Hallway

With doors to all rooms. Radiator. Built in storage cupboard with shelving.

Kitchen

8' 8" x 7' 10" (2.63m x 2.39m)

Appointed along three sides in units and worktops. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring hob with oven below. Plumbing for washing machine and space for fridge freezer. Glass splash back.

Bedroom One

12' 2" x 7' 10" (3.70m x 2.40m)

A good sized primary bedroom with door opening to the delightful communal garden. Fitted wardrobes to one side. Radiator.

Bedroom Two

12' 3" x 7' 1" (3.73m x 2.16m)

Overlooking the communal gardens, a good sized second bedroom. Fitted wardrobe. Airing cupboard housing the 'Vaillant' gas central heating boiler. Radiator.

Shower Room

6' 5" x 5' 4" (1.95m x 1.63m)

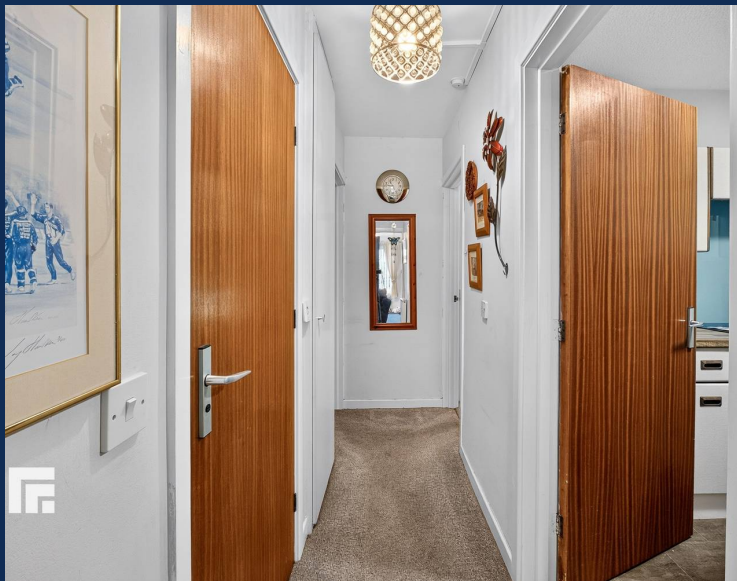
White suite comprising low level wc, wash hand basin, large walk in shower cubicle with glass screen. Full wall tiling. Electric shaver point. Extractor fan. Radiator.

Additional Information

Service charge - approx. £218.01 per month which covers buildings insurance, water rates, window cleaning, use of laundry room. Ground rent - approx. £116 per annum. Lease hold - 999 years from 1987 (960 years remaining). There is a deferred service charge proportion (sinking fund) in favour of the management company of 1% of the purchase price payable on sale.

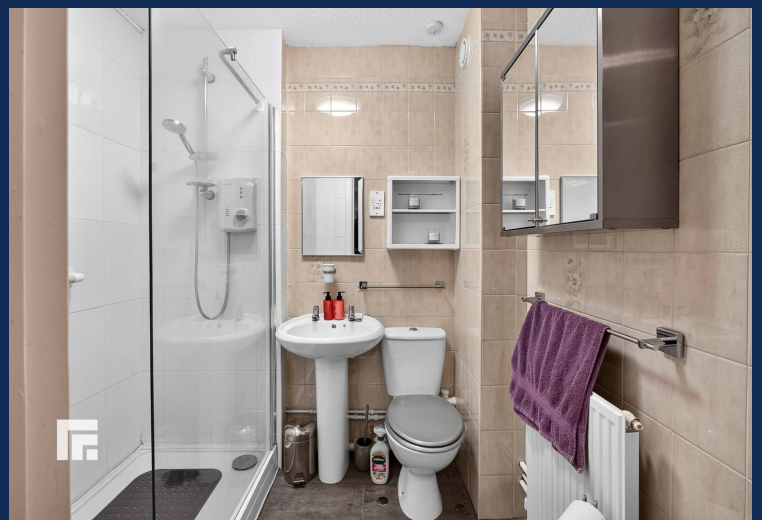
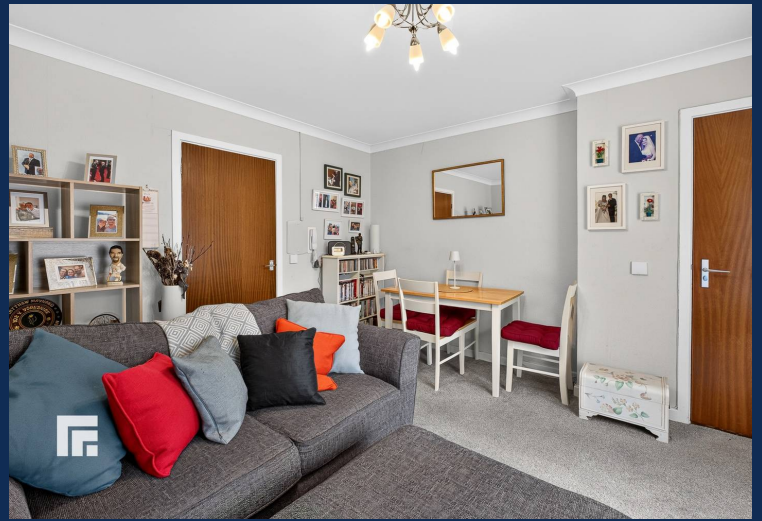
AML

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.





COMMUNAL GARDEN



RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



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