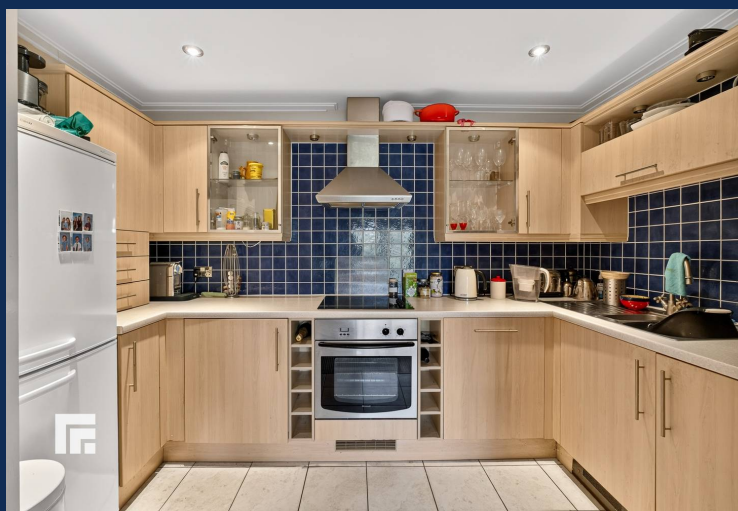




137 Florence House, Judkin Court, Cardiff

£160,000 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate wood effect flooring. One storage cupboard, housing hot water tank. Wall mounted video entry intercom system. Wall mounted storage heater.

BATHROOM

6' 9" x 6' 6" (2.06m x 1.98m)

Shower room including vanity enclosed wash hand basin, walk-in shower cubicle with rainfall shower and additional shower attachment. Inset storage with lighting. W.C. Wall mounted mirrored vanity unit. Tiled flooring. Fully tiled walls, heated towel rail, extractor and spotlights.

BEDROOM

10' 9" x 12' 4" (3.28m x 3.77m)

Double glazed uPVC windows to front. Large double bedroom. Carpeted flooring. One built in double wardrobe. Telephone point. TV aerial point. Wall mounted electric panel heater.

KITCHEN

9' 1" x 7' 2" (2.78m x 2.19m)

Separate kitchen. Tiled flooring. Fitted units, with work surfaces incorporating stainless steel sink. Ample storage, with over and under unit lighting. Built in oven, with four ring electric hob and stainless steel extractor hood over. Extractor fan. Integrated slimline dishwasher and washing machine. Space for fridge freezer. Spotlights.

LIVING ROOM

12' 11" x 9' 2" (3.94m x 2.79m)

Spacious living room. Double glazed uPVC floor to ceiling window and patio door, leading to large balcony. Carpeted flooring. Telephone point. TV aerial point. Wall mounted storage heater. Door leading to kitchen.

BALCONY

Large decked balcony, with glass surround. External lighting. Accessed from the living room.

PARKING

Secure gated access to one allocated undercroft parking space. Visitor parking.

TENURE

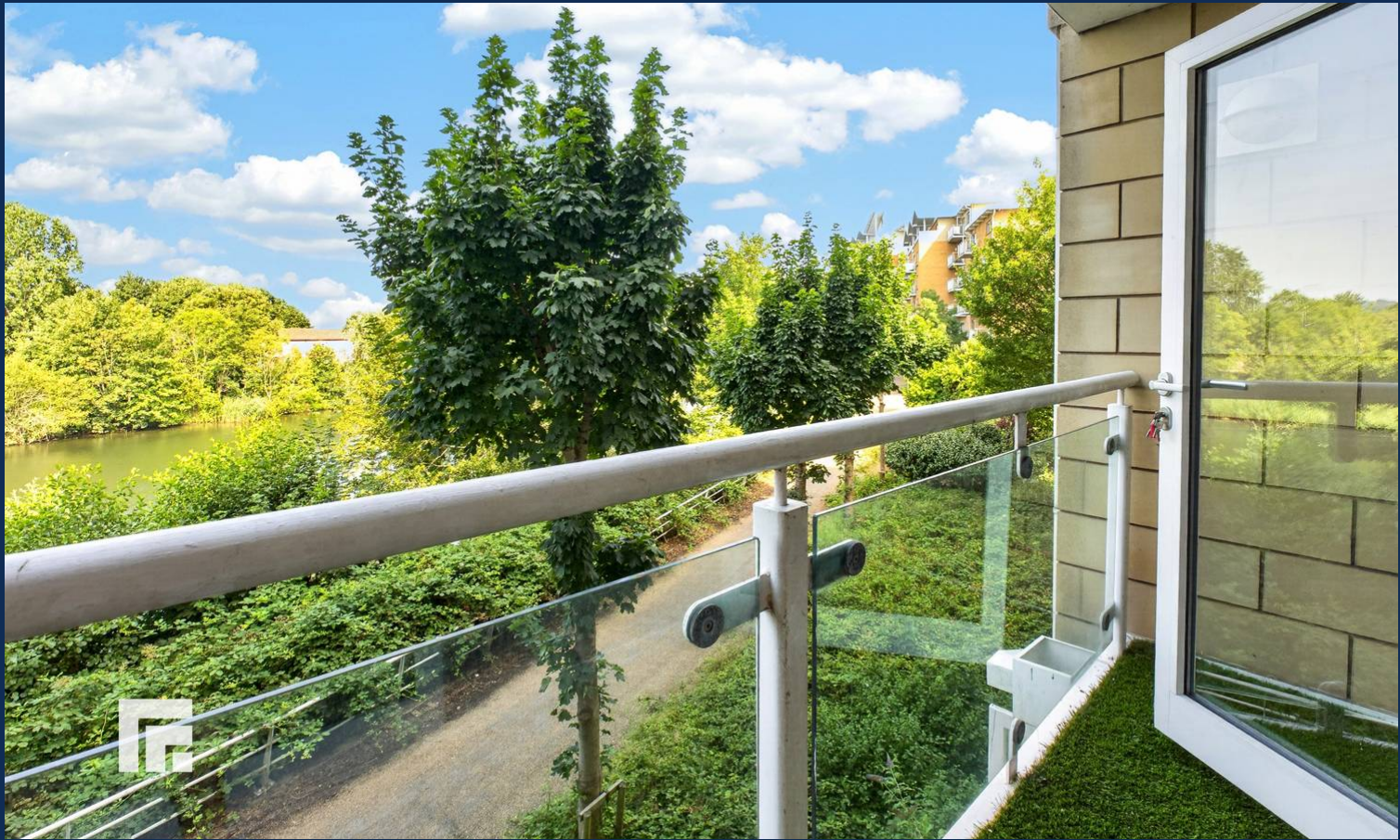
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2600 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, reserve fund contribution, regular cleaning and refuse disposal, bike storage, an allocated undercroft parking space, visitor parking and parking management. Ground rent £84 per annum

FACILITIES

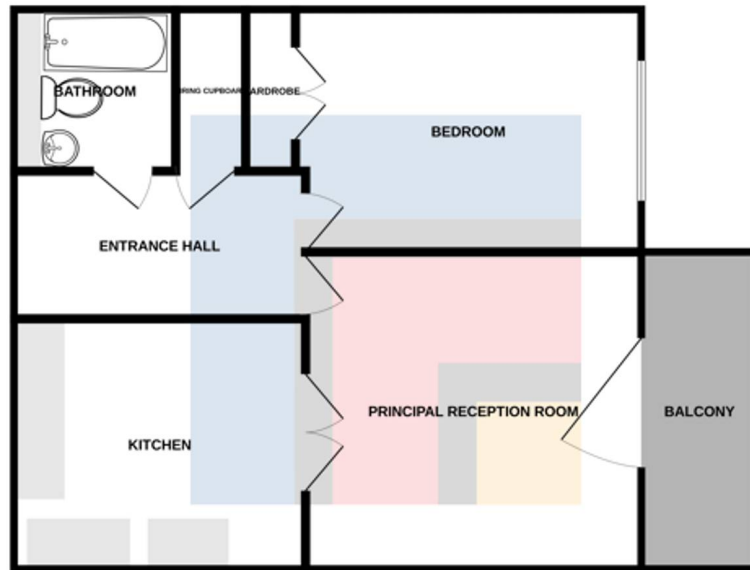
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

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.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with floorplan 12026

CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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