

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.

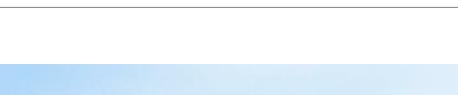
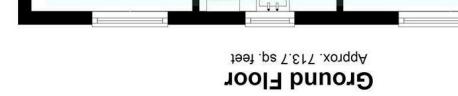
Total area: approx. 713.7 sq. feet

Ground Floor



approx. 713.7 sq. feet

Living/Dining Room



To book a viewing call 02920 626252

thomasashwood.com



Waterloo Road,  
Penylan, Cardiff,  
CF23 9BW

THOMAS H  
WOOD

Asking Price  
£250,000

Edward Nicholl Court offers this a well-proportioned ground floor apartment offering practical and low-maintenance living in a convenient Cardiff location. The accommodation is arranged around a central entrance hallway with useful storage and benefits from a generous lounge opening into a fitted kitchen, two bedrooms overlooking the rear gardens and a fully tiled shower room. No Chain.

The property would make an ideal first purchase, downsize option or investment opportunity, with electric heating, UPVC double glazing and updated electrics already in place. The layout is functional and bright, with good room sizes throughout and easy ground floor access.



#### ENTRANCE HALLWAY

With doors to all rooms, useful storage cupboard and airing cupboard, laminate flooring and textured ceiling, housing renewed electric board and hot water cylinder.

#### LOUNGE

18'2" x 13'4"

A generous reception room with front aspect UPVC window, laminate flooring, painted walls and textured ceiling, with night storage heater and ample space for sofas and dining table and chairs, archway opening to the kitchen.

#### KITCHEN

8'0" x 13'6"

Overlooking the front aspect with UPVC window and fitted blind, fitted with a range of wall and base units with contrasting work surfaces, stainless steel sink, electric oven and hob, with space for appliances and archway to the lounge.

## Features

- Ground floor two-bedroom apartment in a convenient residential location
- Generous lounge/diner
- Long Lease Term
- Fully tiled shower room
- Renewed electric board and hot water cylinder
- No Ongoing Chain
- Communal grounds and allocated parking
- Close to the excellent public transport links, highly regarded schools and the excellent local amenities

#### BEDROOM ONE

12'10" x 11'4"

A good size rear aspect double bedroom with laminate flooring, painted walls and textured ceiling, fitted wardrobes along one side and night storage heater.

#### BEDROOM TWO

7'10" x 9'11"

A rear aspect bedroom with laminate flooring, painted walls and textured ceiling, UPVC window and electric night storage heater.



#### BATHROOM

6'9" x 6'8"

A fully tiled three-piece suite comprising low level WC, pedestal wash hand basin and corner shower with electric shower, chrome heated towel radiator, UPVC window and extractor fan.

#### OUTSIDE

Allocated and visitor parking. Communal gardens wrap around the development.

#### TENURE

LEASEHOLD Lease extension 31/01/25  
189 years remaining (Term: 01/07/1982 - 21/05/2171)

SERVICE CHARGE: Approx £1461 per annum (paid in 6 month instalments)

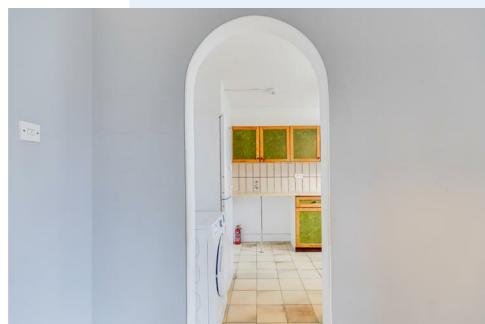
GROUND RENT: Approx £100 per annum (paid in 6 month instalments)

#### COUNCIL TAX

Band D

## Information

- Tenure: Leasehold
- Current EPC Rating: D
- Council Tax Band: D
- Potential EPC Rating: C
- Floor Area: 713.70 sq ft



2 BEDROOMS



1 BATHROOMS



2 RECEPTION ROOMS



ENERGY RATING: D

