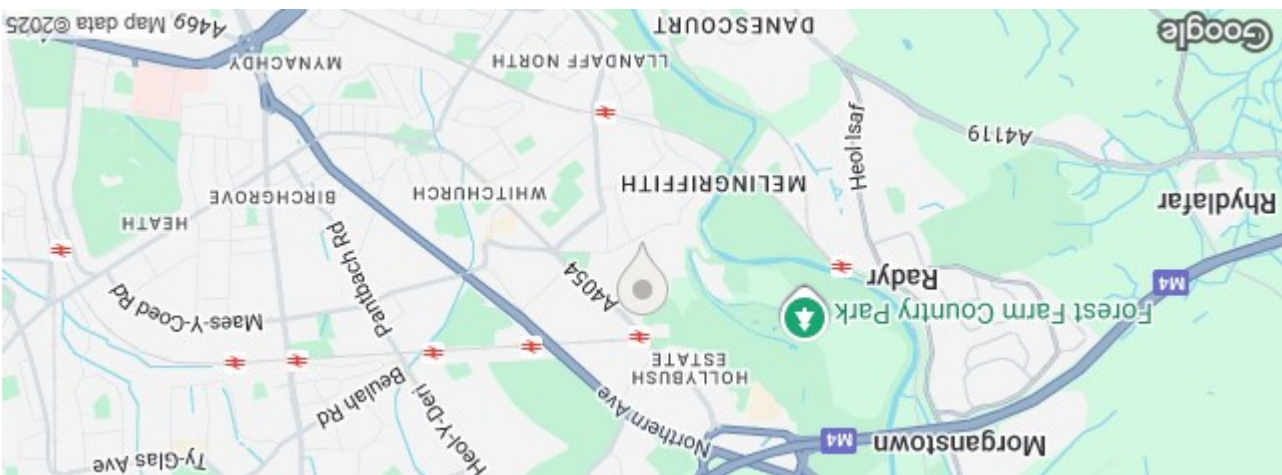
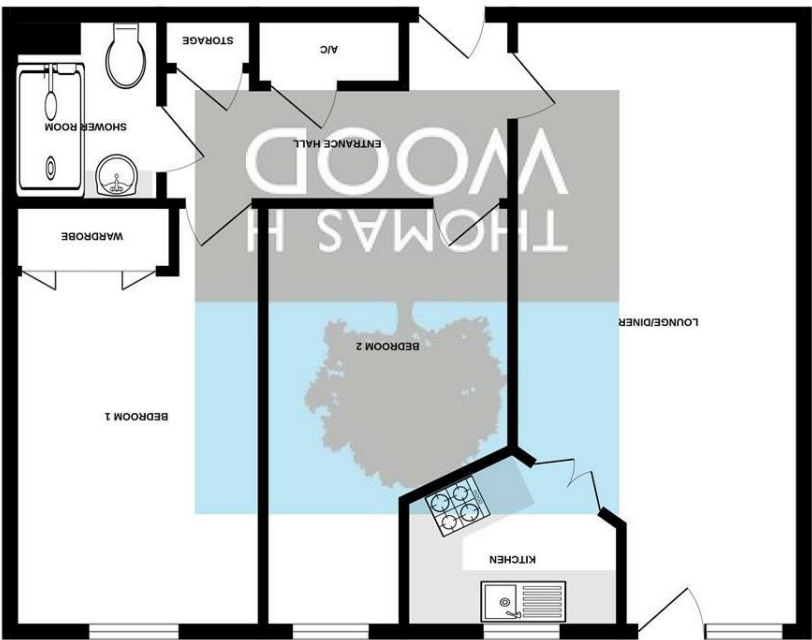




Notes: Every attempt has been made to ensure the accuracy of the figures contained herein. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
 Made with Mapbox Co2x2

TOTAL FLOOR AREA : 61.5 sq.m. (662 sq.ft.) approx.



SECOND FLOOR
 61.5 sq.m. (662 sq.ft.) approx.

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
(1-20)		
F		
(21-30)		
E		
(31-40)		
D		
(41-50)		
C		
(51-60)		
B		
(61-80)		
A		
(81-95)		
Very energy efficient - lower running costs		
Potential	Current	
	81	83

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110 Glendower Court,
Velindre Road, Whitchurch
CF14 2TZ



Asking Price £155,000
Retirement Property
2 Bedrooms

Tenure - Leasehold

Floor Area - 662.00 sq ft

Current EPC Rating - B81

Potential EPC Rating - B83



A bright and spacious two double bedroom apartment ideally located in Glendower Court. Occupying a lovely position within the development and benefiting from a southerly outlook across Velindre Road and the City. Within walking distance to the centre of Whitchurch and Velindre hospital and within minutes of the M4 and A470 motorways. There are well maintained gardens with patio and seating, communal sitting room and laundry room. The apartment benefits from a large lounge/diner, along with the benefit of a modern kitchen and shower room. Off road parking for residents. To be sold with no onward chain.

ENTRANCE

An 'L' shape hallway with painted walls, coving, textured ceiling. Small cupboard containing electricity meter. Airing cupboard containing hot water cylinder. Storage heater. Alarm controls and emergency cord.

LOUNGE

3.24m x 7.10m (10'7" x 23'3")

A bright and spacious reception room with carpeted floor, painted walls, coving, textured ceiling. Electric storage heater. TV and phone points. Emergency cord. Double glazed uPVC window.

KITCHEN

2.61m x 2.31m (8'6" x 7'6")

With wall and base units with contrasting work surface and tiled splashback. Stainless steel sink and drainer with chrome taps. Electric hob and extractor canopy over, electric oven. Double glazed uPVC window to rear. Painted walls, coving, textured ceiling, linoleum flooring.

BEDROOM 1

4.79m x 2.85m (15'8" x 9'4")

A generous double bedroom with carpeted floor, painted walls, coving, textured ceiling. Electric storage heater. Double glazed uPVC window to rear. Emergency cord. Integral wardrobes with bi-fold mirrored doors.

BEDROOM 2

4.79m x 2.85m (15'8" x 9'4")

A further double bedroom with carpeted floor, painted walls, coving, textured ceiling. Electric wall heater. Double glazed uPVC window to rear.

SHOWER ROOM

2.08m x 1.70m (6'9" x 5'6")

Modern suite comprising basin with chrome taps close coupled WC, large walk-in shower cubicle with glazed panels and chrome mixer shower. Tiled walls, painted walls, painted ceiling and linoleum flooring. Extractor fan. Handrails to walls. Chrome heated towel rail.

OUTSIDE

Unreserved residents' parking.

TENURE

Leasehold - 125 years from 1997

Service Charge - Approx. £4000 p.a. paid twice a year (£2000 in March, £2000 in September)

Ground Rent - Approx. £580 p.a.

COUNCIL TAX

Band E

