



Glendower Court,
Velindre Road, Whitchurch,
CF14 2TZ

THOMAS H
WOOD

Asking Price
£155,000

2 Bedrooms
Retirement Property

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

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

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.



Features

- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- COMMUNAL LOUNGE & LAUNDRY ROOM
- LIFT TO ALL FLOORS
- OFF ROAD PARKING
- WALKING DISTANCE TO VILLAGE & VELINDRE HOSPITAL
- CLOSE TO M4 & A470
- RETIREMENT COMPLEX
- NO ONWARD CHAIN

BEDROOM 1

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**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**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



2 BEDROOMS



1 BATHROOMS



1 RECEPTION ROOMS



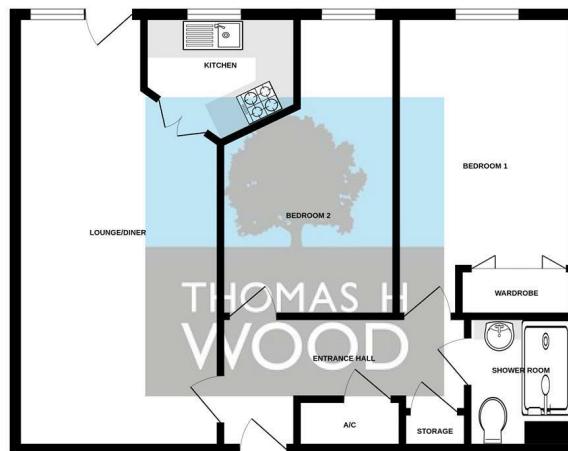
ENERGY RATING: B

Information

- Tenure: Leasehold
- Current EPC Rating: B
- Council Tax Band: E
- Potential EPC Rating: B
- Floor Area: 662.00 sq ft



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

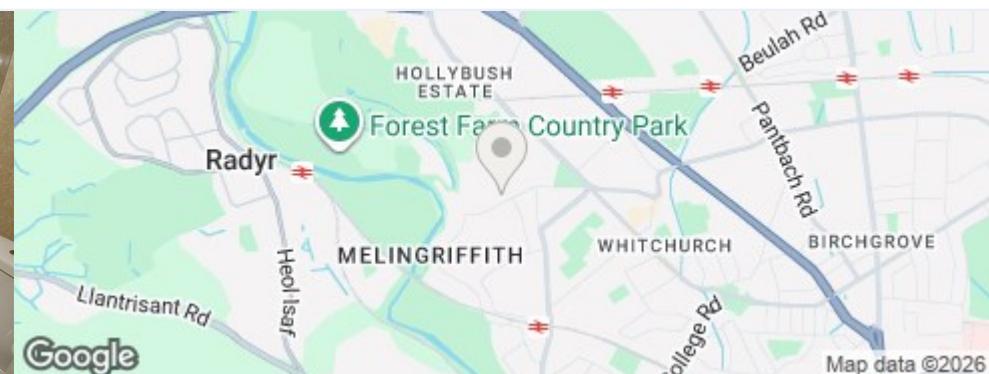


TOTAL FLOOR AREA: 61.5 sq.m. (662 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans, dimensions, areas, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, inaccuracies or omissions. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or functionality. Prospective buyers are advised to make their own checks.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	81	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general 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 recheck the measurements.



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