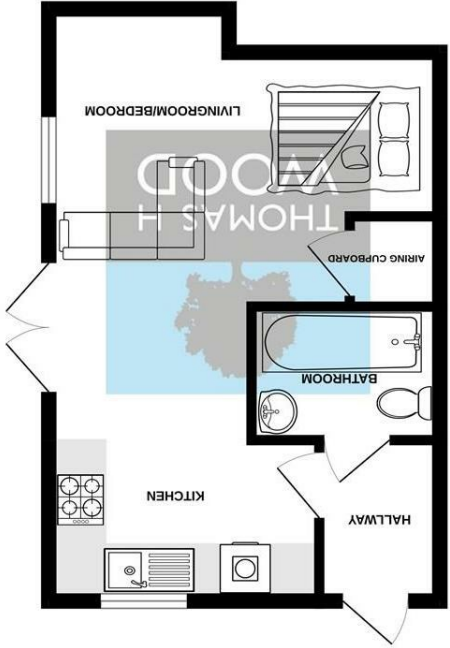


ONE BED, GROUND FLOOR, STUDIO APARTMENT  
TOTAL FLOOR AREA : 30.2 sq.m (325 sq.ft.) approx.  
We have taken care to ensure the accuracy of the information contained here. Measurements of rooms, corridors and other areas are approximate and may vary slightly from the actual dimensions of the property. The information is provided for general guidance only and should not be used for any legal or financial purposes. The accuracy of the information is not guaranteed. The information is provided for general guidance only and should not be used for any legal or financial purposes. The accuracy of the information is not guaranteed. The information is provided for general guidance only and should not be used for any legal or financial purposes. The accuracy of the information is not guaranteed.



GROUND FLOOR  
30.2 sq.m. (325 sq.ft.) approx.

Energy Efficiency Rating		England & Wales		EU Directive		2002/91/EC	
Very energy efficient - lower running costs		Very energy efficient - higher running costs					
A		G					
(92 plus)		(1-20)					
B		F					
(81-91)		(21-38)					
C		E					
(69-80)		(39-54)					
D		D					
(55-68)		(55-68)					
78		84					
Current		Potential					

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CONTACT





37 Whitworth Square,  
Whitchurch, Cardiff  
CF14 7DR

Asking Price £115,000  
Studio  
1 Bedrooms



**Tenure - Leasehold**

**Floor Area - 325.00 sq ft**

**Current EPC Rating - C78**

**Potential EPC Rating - B84**



An exciting opportunity to purchase this ground floor, studio apartment situated on the popular Whitworth Square development in Whitchurch. The current owners have maintained the property to a high standard and is offered for sale in excellent order throughout. The property would make an ideal first time home or excellent buy to let opportunity. The property briefly comprises, entrance hallway, bathroom, open plan kitchen, living room and bedroom. Viewings are recommended and the property is to be sold with no onward.

#### **ENTRANCE HALLWAY**

1.40m x 1.89m (4'7" x 6'2")

Via composite door to hallway. With painted walls, electric heater and thermostat.

#### **BATHROOM**

1.92m x 1.56m (6'3" x 5'1")

Low-level WC, bath tub with chrome mixer shower over, glazed screen and chrome mixer tap. Pedestal wash hand basin with chrome mixer tap, lino flooring, towel radiator, partially tiled and painted walls.

#### **OPEN PLAN KITCHEN**

2.77m x 2.00m (9'1" x 6'6")

Modern kitchen with a range of wall and base units and contrasting worktops over. Space for fridge freezer, Integrated washing machine, electric hob and oven. Stainless steel one bowl sink with stainless steel mixer tap, UPVC window to front aspect with fitted blind, lino flooring.

#### **OPEN PLAN LIVING/BEDROOM**

4.24m x 4.72m (13'10" x 15'5")

There is space for a double bed and sofa within the open plan space. Carpeted floors, painted walls, electric radiator panels, UPVC French doors and windows to side aspect. Fitted blinds, door to airing cupboard with hot water cylinder.

#### **OUTSIDE**

Allocated parking and visitor parking.

#### **TENURE**

LEASEHOLD - Terms of Lease 125 years from 2007 term remaining 107 years.

SERVICE CHARGE - Approx £794.00 p.a. (paid Per half year £397.00)

GROUND RENT - Approx £195.92 p.a. (paid half yearly £97.96)

#### **COUNCIL TAX**

Band C

