



Bishops Gate Bishops Road,  
Whitchurch, Cardiff  
CF14 1LP



Asking Price £250,000  
Flat - Penthouse  
2 Bedrooms

**Tenure - Leasehold**

**Floor Area - 1052.00 sq ft**

**Current EPC Rating - B81**

**Potential EPC Rating - B81**



A rare opportunity to purchase this penthouse, duplex, two double bedroom apartment located in the highly sought after development of Bishops Gate in Whitchurch. This spacious property is spread over two floors with the ground floor benefiting from a welcoming entrance hallway, two double bedrooms and a generous bathroom. Carpeted stairs lead to a very bright and spacious, open plan lounge, kitchen and diner with stunning views across North Cardiff. Bishops Gate is set in the heart of Whitchurch village with its excellent shops, restaurants, parks and public transport links to the City. The property further benefits from allocated parking, a modern Worcester combination boiler and modern UPVC windows and doors throughout. Duplex apartments are rarely available, and viewings are strongly recommended to appreciate this excellent opportunity. No chain.

#### **ENTRANCE HALL**

Accessed off Bishops Road, via remote controlled security gate leading to car park and allocated parking at the rear. Entrance to the block via secure communal door and stairs rising to the second floor. Front door, leading to;

#### **ENTRANCE HALLWAY**

6'5" x 12'11"

(max) a spacious entrance hallway with carpeted floor, painted walls, smooth ceiling with coving, doors to the bedrooms and bathroom. Stairs to the first floor.

#### **BEDROOM ONE**

7'10" x 14'7"

Good size double bedroom with carpeted floor, painted walls and smooth ceiling with coving. Space for wardrobes and chest drawers. UPVC window with fitted blind overlooking the courtyard. Radiator with TRV.

#### **BEDROOM TWO**

7'10" x 14'7"

Good size double bedroom with carpeted floor, painted walls and smooth ceiling with coving. Space for wardrobes and chest drawers. UPVC window with fitted blind overlooking the courtyard. Radiator with TRV.

#### **BATHROOM**

8'5" x 7'1"

A generous bathroom with low-level WC. Pedestal wash hand basin, panelled bath with glazed shower screen and chrome mixer shower. Partially tiled walls, smooth ceiling with coving, towel radiator and useful under stairs cupboard.

#### **LANDING**

via carpeted staircase, leading to a spacious landing that could operate as an open plan, office. With painted walls, smooth ceiling, Velux window and radiator panel. Door to;

#### **LOUNGE**

18'6" x 11'10"

A bright and spacious open plan reception room with carpeted floor, painted walls, smooth ceiling with Velux windows to one side. Floor to ceiling UPVC windows and doors leading to balcony with delightful views across North Cardiff. Opening to

#### **STUDY**

6'1" x 8'8"

Versatile space that is open plan to the lounge. With carpeted floors painted walls, smooth ceiling with Velux window and radiator with TRV.

#### **DINING AREA**

7'5" x 9'9"

Open plan to the lounge and kitchen with, carpeted floor, painted walls, smooth ceiling, radiator panel and ample space for a sizeable dining table and chairs. Opening to;

#### **KITCHEN**

9'4" x 10'1"

Good size kitchen with a range of base units and contrasting work surfaces over. Stainless steel sink with chrome tap, integrated washing machine and integrated low level fridge and freezer. Four ring gas hob with extractor over and electric double oven. Cupboard housing modern Worcester combination boiler. Further wall cupboards, tiled splashback and kick space heater.

#### **TENURE**

Leasehold - Terms of Lease 125 years from 2006 Remaining 106 years

Service Charge £1700pa

Ground Rent £150 pa

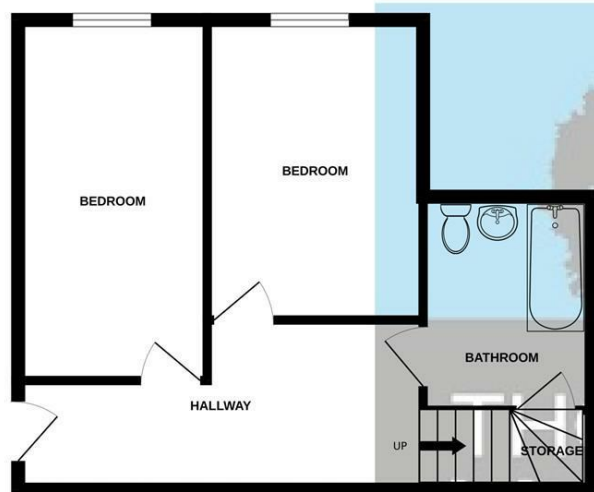
#### **COUNCIL TAX**

Band F

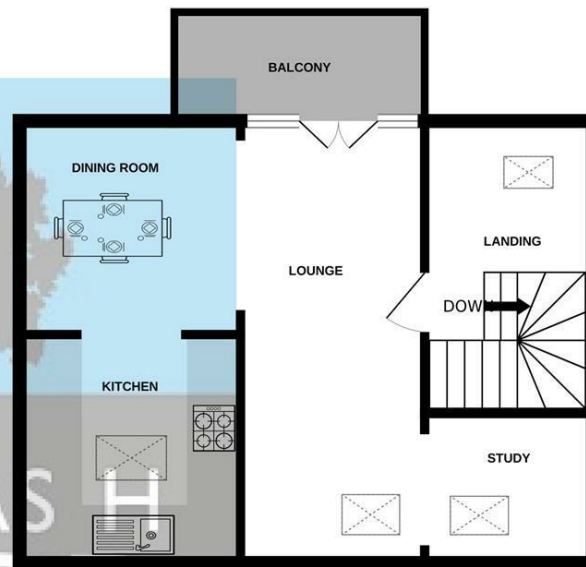




**GROUND FLOOR**  
45.4 sq.m. (489 sq.ft.) approx.



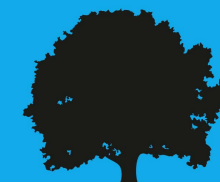
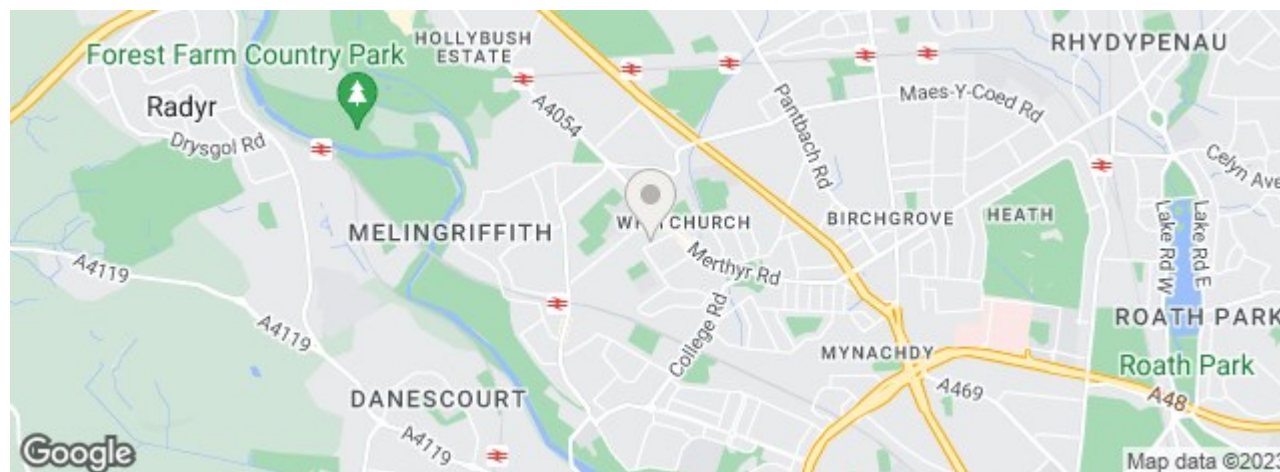
**1ST FLOOR**  
52.3 sq.m. (563 sq.ft.) approx.



**TOTAL FLOOR AREA : 97.7 sq.m. (1052 sq.ft.) approx.**

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 mis-statement. 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.

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