



Flat 4, Cowper Court, Cowper Place,  
Cardiff, CF24 3FT

Watts  
& Morgan

Flat 4, Cowper Court,  
Cowper Place,  
Wordsworth Avenue, Cardiff CF24 3FT

**£180,000 Leasehold**

2 Bedrooms | 1 Bathroom | 1 Reception Room

A generously sized first floor two bedroom flat in a small complex of six flats situated in a quiet cul-de-sac. Located within walking distance of Cardiff City Centre, Cardiff Central Train Station, M4 Access and all local amenities. Being sold with no ongoing chain, the accommodation comprises; hall, living/dining room, kitchen, two sizeable double bedrooms and a family bathroom. Externally, the property benefits from; one allocated parking space, private balcony and a communal garden.

EPC Rating; 'D'.

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#### Directions

Cardiff City Centre – 1.3 miles  
Penarth Town Centre – 5.0 miles  
M4 Motorway – 5.9 miles

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## Summary of Accommodation

### ACCOMODATION

The property is entered via a secured entry door with intercom and stairs to all floors. The flat is located on the first floor and is accessed via a hardwood door into the hallway with two built-in storage cupboards. Further features include; double glazed window to the front elevation and carpeted flooring. The living/dining room is a spacious reception room offering ample space for furniture. It benefits from carpeted flooring and double glazed sliding doors leading onto a private balcony.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral & freestanding appliances to remain include; new electric oven and five ring gas hob, new washing machine and tall fridge/freezer. Other features include; double glazed obscured window to the side elevation, ceramic tiled flooring and a 'Worcester' boiler. Bedroom one is a generously sized double bedroom with double glazed windows to the front and rear elevations. The bedroom offers ample space for bedroom furniture and currently offers fitted carpet.

The second bedroom is a further spacious double bedroom with fitted carpet and two double glazed windows to the front elevation.

The bathroom has been fitted with a white 3-piece suite comprising; dual flush w/c, panelled bath with electric shower over and a pedestal sink. Other features include; obscure double glazed window and ceramic flooring to walls and floor.

### GARDENS & GROUNDS

Flat 4, Cowper Place offers one allocated parking space to the front of the building. It enjoys a south westerly facing communal lawned garden shared between six flats.

### ADDITIONAL INFORMATION

Services; all main connections.

Tenure- current Leasehold term of 99 years from 1974 (50 years remaining). The vendors have reliably informed us that the lease will be extended by 99 years benefiting from a 149 year lease term prior to completion of a sale.

Service Charge; £90 PCM

Ground rent; £15 PA

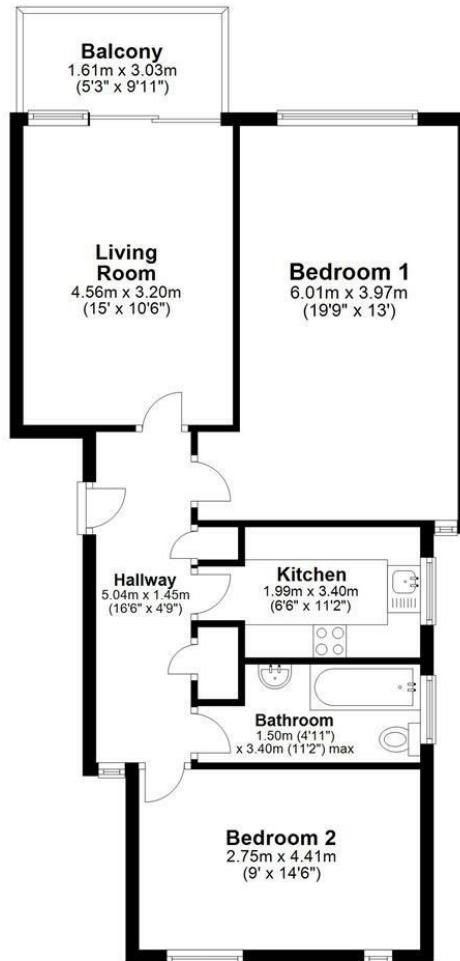
Council Tax; Band D

The property is situated within a conservation area.



## First Floor

Approx. 69.1 sq. metres (743.7 sq. feet)

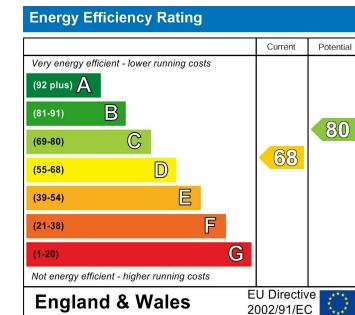


Total area: approx. 69.1 sq. metres (743.7 sq. feet)

Plan produced by Watts & Morgan LLP.

Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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