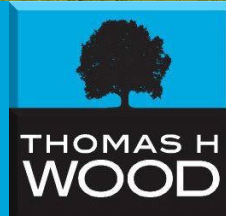




## 12 Rochester Mansions

Park Lane, Whitchurch, CF14 7AX



Asking Price Of £174,950

3 Bedrooms



A light and spacious THREE bedroom apartment located in the highly sought after village of Whitchurch. This top floor apartment has been very well maintained by the current owners and is ideally positioned for access to the M4, Coryton train station, Whitchurch village amenities and the highly regarded primary and secondary schools. Accommodation boasts a Lounge / Dining room, modern kitchen, three double bedrooms, bathroom & WC. There is a garage and parking areas for the property and the property also benefits from well-maintained communal gardens to enjoy.

#### **COMMUNAL RECEPTION**

Telephone security entrance system. Door to the rear giving access to the communal Gardens, storage shed, and Garage is located to the side. Staircase leading to the first and second floor apartments.

#### **INNER HALL**

Wood plank effect vinyl tile flooring. Panelled radiator. Power point. Door to storage cupboard. Loft access with pull down ladder. Telephone entrance system. Smooth plastered ceiling. Doors leading to all rooms.

#### **LOUNGE / DINING ROOM**

15'1" x 12'1" (4.60m x 3.68m) UPVC double glazed window to the rear elevation overlooking well maintained communal Gardens. Panelled radiator. Smooth plastered ceiling. Coving to the ceiling. TV aerial point. Power points. Laminate flooring. Tasteful decoration. White panelled colonial style door to:



### **KITCHEN / BREAKFAST ROOM**

9'11" x 8'11" (3.02m x 2.72m) A modern Kitchen / Breakfast Room with a range of matching wall and base units with cupboards and drawers offering storage facilities. Built in electric oven with four ring gas hob. Plumbing for Washing machine. Space for Fridge Freezer. Space for small table and chairs. UPVC double glazed windows to the rear and side elevations. Cupboard housing gas combination boiler. Smooth plastered ceiling. Stainless steel sink drainer unit. Tiled splash backs.

### **BEDROOM ONE**

12'5" x 11'5" (3.78m x 3.48m) UPVC double glazed window to the front elevation with aspect towards the Wenallt. Panelled radiator. Power points. Smooth plastered ceiling. Neutral decoration.

### **BEDROOM TWO**

12'10" x 9'4" (3.91m x 2.84m) UPVC double glazed window to the front elevation. Panelled radiator. Smooth plastered ceiling. Power points. Built in double wardrobe with cupboard over.

### **BEDROOM THREE**

9' 6" x 9' 4" (2.92m x 2.87m) UPVC double glazed window to the front elevation. Panelled radiator. Smooth plastered ceiling. Power point. Built in double wardrobe with storage cupboard over.

### **BATHROOM**

A modern two piece suite in white comprising: panelled bath with mixer taps and pedestal wash hand basin. Tiled walls. UPVC double glazed obscure window to the side elevation. Tiled flooring. Stainless steel heated towel rail. Smooth plastered ceiling.

### **CLOAK ROOM**

Low level WC. laminate flooring. Partially tiled walls. UPVC double glazed obscure window to the side elevation.

### **OUTSIDE**

The property has access to well-maintained communal gardens, there is a Garage belonging to the property and also a storage unit.

### **TENURE**

This property is understood to be Leasehold with 89 years remaining on the lease.

Ground Rent: £10.00 P/A

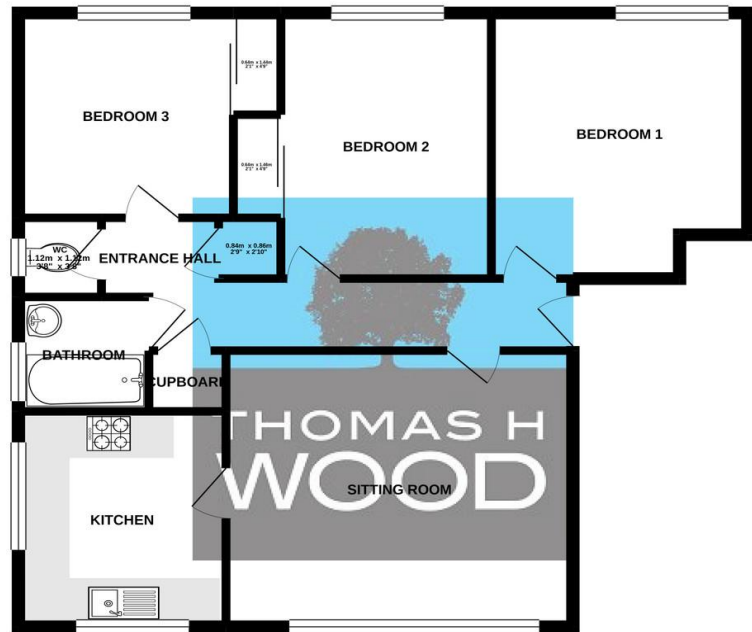
Service Charge: £1,512.00 P/A

### **COUNCIL TAX**

Band C



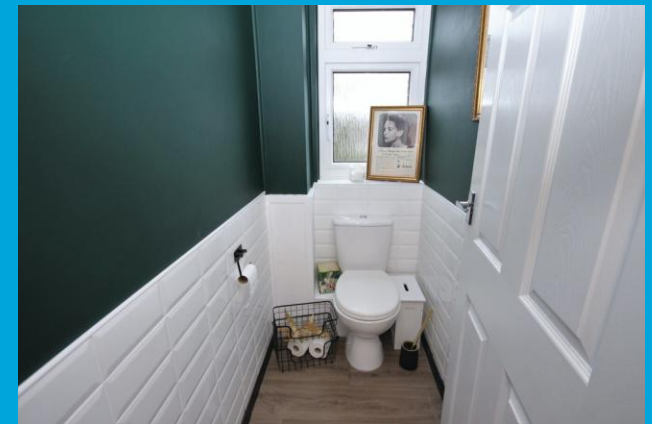
**GROUND FLOOR**  
73.3 sq.m. (789 sq.ft.) approx.



3 BEDROOM APARTMENT

TOTAL FLOOR AREA : 73.0 sq.m. (786 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 indicative 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		

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