





Property Description

PROPERTY DESCRIPTION

Offered with NO CHAIN. Spacious well presented two bedroomed flat situated in a very popular area within Penylan. Close to local amenities and offered with no chain. Well-presented throughout, comprising of hallway, kitchen, lounge, two bedrooms and a bathroom. Further benefits include double glazing and gas combi central heating. Excellent transport links being a short drive to the A48/M4 and also the City Centre. Regular bus links with a bus stop just a short stroll away on Carisbrooke Way. Property is accessed via external stairs to the rear of the row of shops on Clarendon Road.

Ideal First Time Buy or Perfect as an investment with an estimated rental income of £700 PCM
106 Years remaining on Lease. Ground Rent and Buildings Insurance approx £200 per annum
Council Tax Band C

OUTSIDE

The property is accessed via external stairs to the rear of the row of shops on Clarendon Road

HALLWAY

Property entered via Upvc front door into hallway. Wall mounted radiator, access to the lounge, kitchen, bathroom and the two double bedrooms.

LIVING ROOM/DINING ROOM

16' 9" x 10' 9" (5.11m x 3.28m)

Spacious and light living and dining room with double glazed window to the front aspect. Laminate flooring. Radiator



KITCHEN

12' 9" x 7' 2" (3.89m x 2.18m)

A modern range of matching eye level and base black gloss units with solid oak wood work surface over. Stainless steel sink with one and a half bowl and drainer and tiled splash back. Integrated electric cooker, four ring gas hob and extractor fan above. Space for washing machine and fridge freezer. Ceramic tiled floor, double glazed window and wall mounted combi boiler. Window to the rear aspect.

BEDROOM ONE

16' 9" x 8' 10" (5.11m x 2.69m)

Generous size double bedroom with laminate flooring. Double glazed window to the front aspect, radiator.

BEDROOM TWO

10' 5" x 6' 10" (3.18m x 2.08m)

Further double bedroom with laminate flooring and double glazed window to the front aspect. Spacious built in wardrobe. Radiator.

BATHROOM

White bathroom suite comprising paneled bath with shower over, pedestal wash hand basin, low level w.c. Obscured double glazed window, Tiled splash back areas.



Clarendon Road

Approximate Gross Internal Area
58.2 sq m / 626 sq ft

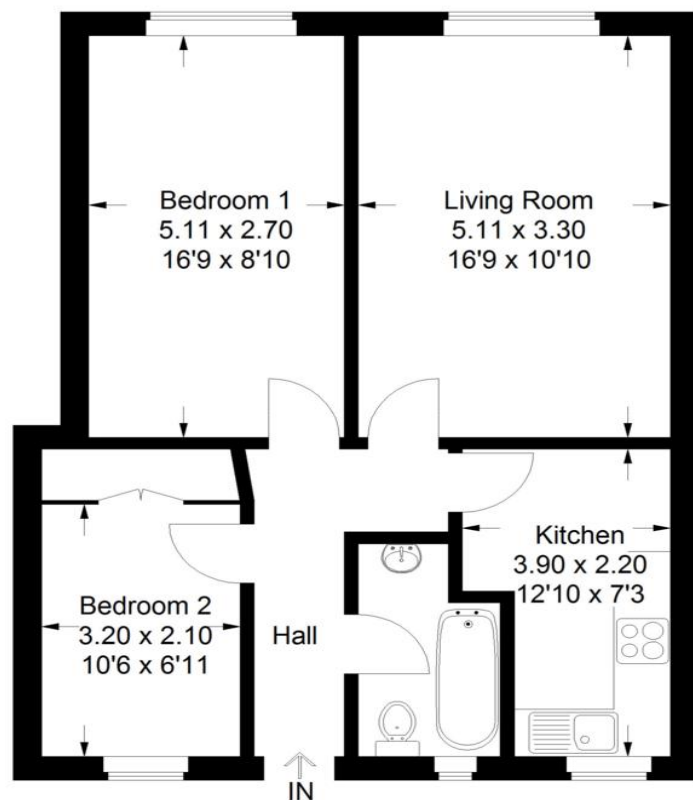
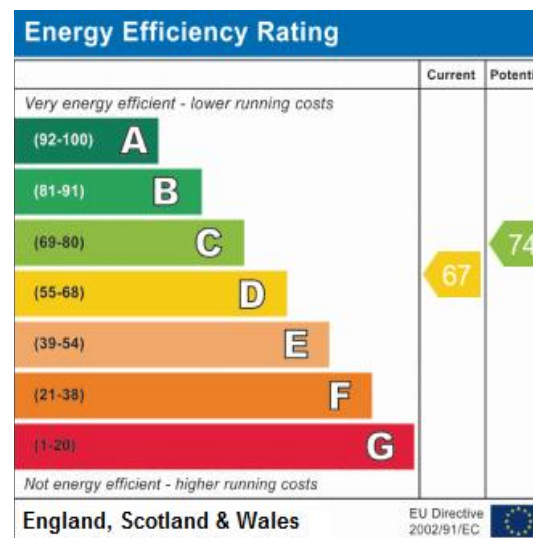


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