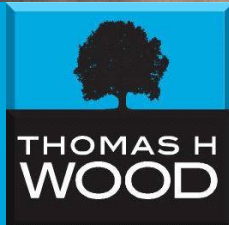




59 Glendower Court

Velindre Road, Whitchurch, CF14 2TJ



Asking Price Of £105,000

1 Bedrooms

A well maintained one bedroom top floor apartment in this desirable retirement complex with the services of a Development Manager and linked to a 24 hour emergency response system. Close to the centre of Whitchurch and Velindre hospital, yet within minutes of the M4 and A470. The property comprises of entrance hall, lounge, kitchen, bedroom and shower room. There are well maintained communal gardens, communal sitting room and laundry room, as well as a visitor's guest room. Off road parking for residents. It is a condition of purchase that residents be over the age of 55 years.



59 Glendower Court, Velindre Road, Whitchurch, Cardiff, CF14 2TJ

A well maintained one bedroom top floor apartment in this desirable retirement complex with the services of a Development Manager and linked to a 24 hour emergency response system. Close to the centre of Whitchurch and Velindre hospital, yet within minutes of the M4 and A470. The property comprises of entrance hall, lounge, kitchen, bedroom and shower room. There are well maintained communal gardens, communal sitting room and laundry room, as well as a visitor's guest room. Off road parking for residents. It is a condition of purchase that residents be over the age of 55 years.

ENTRANCE HALL

Via heated communal hallway. Emergency intercom and security door entry system. Smoke detector. Airing cupboard housing insulated hot water cylinder, electric immersion heater, shelving, light.

LIVING ROOM

19' 9" x 10' 5" (6.02m x 3.18m) max. Via glazed wooden door. Electric night storage heater. Fire surround. TV aerial point, telephone point. Emergency pull cord. Double glazed uPVC window. Double doors with glazed panels leading to:

KITCHEN

8' 3" x 8' (2.53m x 2.45m) max. Cream units with marble effect work surface and tiled splashback. Stainless steel sink and drainer with chrome taps. Four ring electric hob with extractor hood over, fitted electric oven. Space for fridge/freezer. Tiled walls, vinyl flooring. Double glazed uPVC window.

BEDROOM

15' 8" x 10' (4.77m x 3.06m) max. Electric night storage heater. Double fitted wardrobe. Emergency pull cord. Telephone point. Double glazed uPVC window.

SHOWER ROOM

Comprising walk in shower with hand rails. Vanity unit with fitted wash hand basin and wc with low level flush. Heated towel rail. Extractor fan. Emergency button.

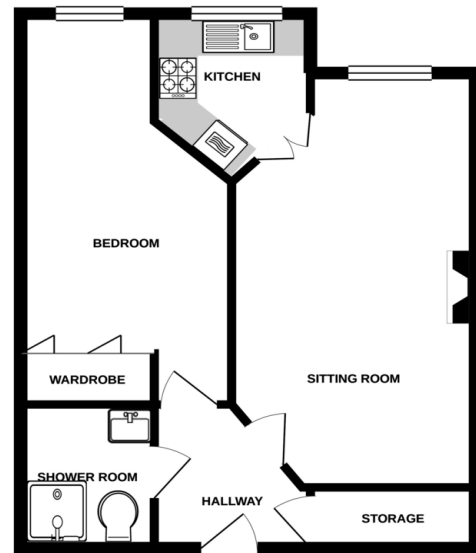
TENURE

Leasehold - 125 years from 1997. Service Charge: Approx. £1768 p.a. Ground Rent: Approx. £275.

COUNCIL TAX

Band D

GROUND FLOOR
44.7 sq.m. (481 sq.ft.) approx.



ONE BEDROOM TOP FLOOR APARTMENT

TOTAL FLOOR AREA: 45.0 sq.m. (484 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 misstatement. 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 quality or efficiency can be given.
Made with Metaplan 11/2012

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	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



14 Park Road,
Whitchurch, Cardiff,
CF14 7BQ

www.thomashwood.co.uk
02920 626252
sales@thomashwood.com

Mon-Fri: 9am - 5pm
Sat-Sun: 9am - 4pm

