

7 Cwrt Brynteg | Station Road

Radyr | Cardiff | CF15 8AB

Retirement Apartment | Offers Over £95,000



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PROPERTY DESCRIPTION

** MAINTANENCE FEES AND GROUND RENT PAID UNTIL MARCH 2022 **
RETIREMENT APARTMENT WITH BALCONY ** A well-presented one bedroom retirement apartment located within the heart of the village of Radyr, ideally located close to local amenities. The accommodation briefly comprises entrance hallway, lounge/diner, separate fitted kitchen, double bedroom and shower room. Private balcony. The property benefits from a residents lounge, house manager, 24 hour care line, guest suite, lifts to all floors and communal gardens. EPC rating B

- **Tenure** Leasehold
- **Council Tax Band** E
- **Floor Area (approx.)** 400 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

LOCATION

The apartment is situated on the popular Cwrt Brynteg development in Radyr. Located close to the train station where there is easy access to and from the city centre. There is also a parade of shops including a newsagent, post office, co-op, pharmacy, Italian restaurant, hairdressers, dentist and optician.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Telephone intercom at entrance to all apartments, a bright and welcoming reception with communal lounge area and communal kitchen, carpeted hallways with lift and staircases to all floors.

LOWER GROUND FLOOR

ENTRANCE HALL

Doors to lounge, bedroom and bathroom. Storage cupboard housing tanks, meters and shelving. Warden assist cord.

KITCHEN

7' 6" x 7' 1" (2.31m x 2.17m)
Modern fitted kitchen with a wide range of base and eye level units including a stainless steel sink unit and complementary work surfaces. Integrated electric oven, hob and extractor fan over. Fitted fridge and freezer. Electric heater. UPVC double glazed window.

LOUNGE/DINING ROOM

17' 5" x 10' 6" (5.33m x 3.22m)
Feature coal effect electric fire with mantelpiece and hearth. UPVC double glazed French doors leading out to a balcony. Coved ceiling. Room for dining table. Electric storage heater. Warden assist cord. Double doors to kitchen. TV point, telephone point.

BEDROOM

14' 8" x 9' 3" (4.48m x 2.84m)
Fitted wardrobes with mirrored doors. UPVC double glazed window. TV point, telephone point. Warden assist cord. Electric storage heater.

SHOWER ROOM

Modern suite comprising vanity wash hand basin, wc, large shower cubicle, extractor, wall tiling, vinyl flooring and electric heater.

OUTSIDE

COMMUNAL GARDENS

Well tended communal gardens

TENURE

Leasehold - 125 years from 2005 (Vendors solicitor to confirm)

SERVICE CHARGE

Approx. £2,239 per annum which includes buildings insurance, water charges, window cleaning, warden services as well as maintenance of the lift, entry systems and gardening services (Vendors Solicitor to confirm).

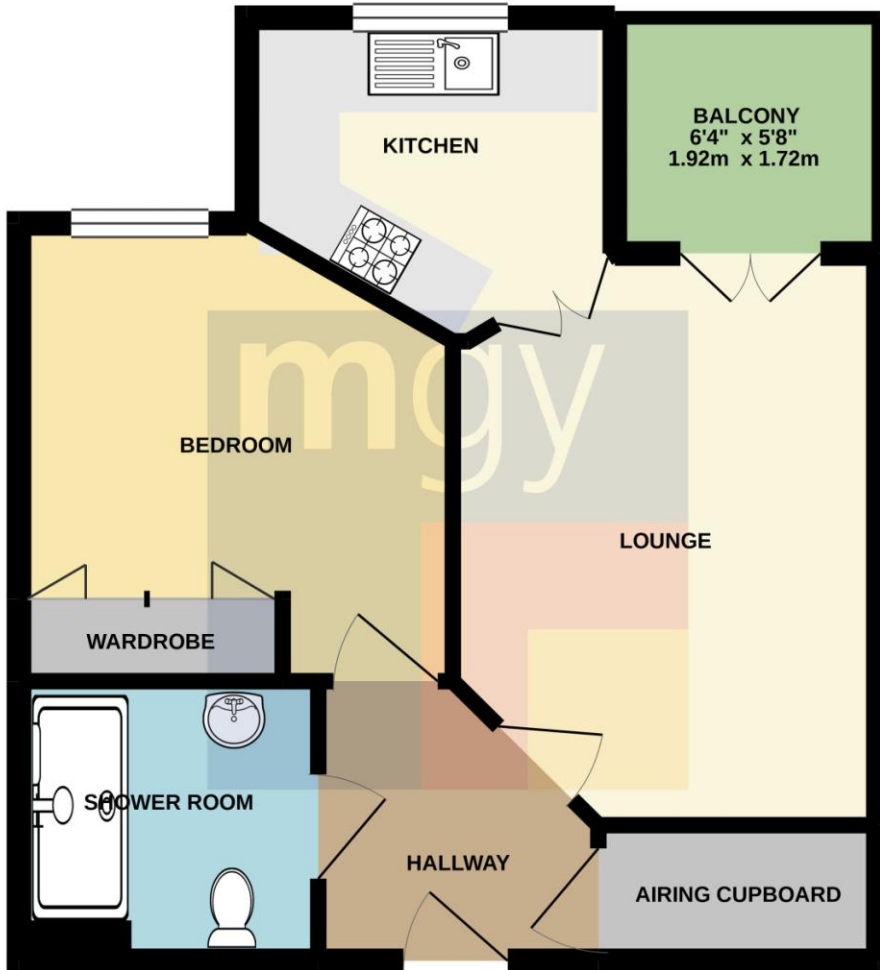
GROUND RENT

Approx. £395 per annum (Vendors Solicitor to confirm).



FLOORPLANS

400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 400 sq.ft. (37.2 sq.m.) 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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