



Flat 2, 78 Kings Road  
Cardiff, CF11 9DD





## Flat 2, 78 Kings Road Pontcanna, Cardiff, CF11 9DD

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**£145,000** Leasehold

**1 Bedroom : 1 Bathroom : 1 Reception Room**

Watts & Morgan are delighted to market this one bedroom, second floor apartment situated in the highly desirable Cardiff suburb of Pontcanna. Found a short walk to the numerous cafes, independent retailers, Llandaff Fields, Bute Park and the Taff's Trail. Accommodation briefly comprises; entrance hall, living room, kitchen, bathroom and a bedroom. Externally the property benefits from a communal garden. Being sold with no onward chain. EPC Rating: 'TBC'.

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### Directions

- Cardiff City Centre 1.9 miles
  - M4 (J32) 4.2 miles
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**Your local office: Penarth**

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## Summary of Accommodation

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### ACCOMMODATION

A hardwood door leads into a communal entrance hall with a carpeted staircase, Flat 2 is located on the second floor.

A wooden door provides access into an entrance hallway benefiting from carpeted flooring, a central ceiling light point and a loft hatch providing access to the loft space.

The living room enjoys newly fitted carpets, a central ceiling light point and a uPVC double glazed window to front elevation.

The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Integral appliances to remain include: a 'Proline' electric oven and a 4-ring electric hob with an extractor hood over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from a recessed storage cupboard, a breakfast bar, tiled splashback, tiled flooring, stainless steel bowl sink, a central ceiling light point, a uPVC double glazed window to rear elevation and an obscure uPVC door providing access onto a fire escape.

The bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a thermostatic shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from continuation of tiled flooring and an obscure uPVC double glazed window to rear elevation.

The bedroom enjoys carpeted flooring, a central ceiling light point and a 'Velux' roof light.

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### GARDENS AND GROUNDS

Flat 2, 78 Kings Road benefits from a communal garden which is predominantly laid to lawn with a variety of mature shrubs and borders. A decked area provides ample space for outdoor dining.

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### SERVICES AND TENURE

All mains services connected. Leasehold.

We have been reliably informed that there is a 125 year lease from 21st June 2004 (approx. 108 years remaining).

We have been reliably informed that the ground rent is £200 per annum.

We have been reliably informed that there is no service charge payable.

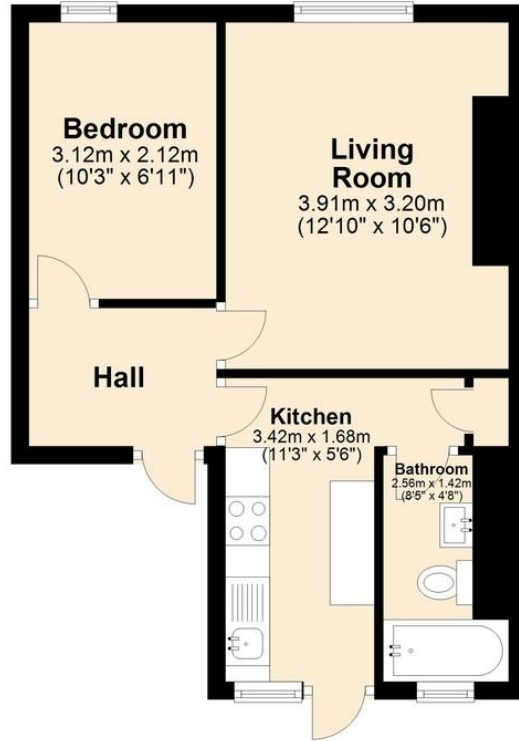
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### ESTATE AGENTS ACT 1979

As required under the Estate Agents Act 1979, we are required to disclose that the Vendor of this property is a relative of a member of staff at Watts & Morgan LLP.

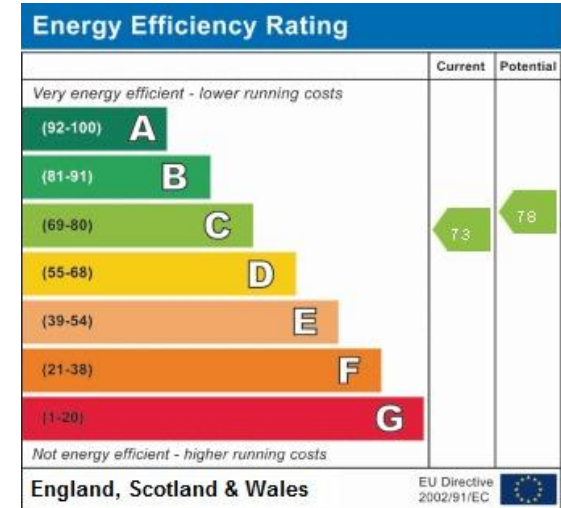
## Second Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



Total area: approx. 34.4 sq. metres (370.3 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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