

11 Old Garden Court, Park Road, Radyr, Cardiff, CF15 8DP



Estate Agents and
Chartered Surveyors

Asking Price Of

£94,950



First Floor Apartment

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Property Description

**** FIRST FLOOR RETIREMENT APARTMENT**** A first floor retirement apartment situated in the popular area of Park Road in Radyr. Accommodation briefly comprises entrance, hallway, lounge/diner, kitchen, bedroom and shower/wc. Outside there are communal areas and parking. EPC Rating: C

Tenure Leasehold

Council Tax Band C

Floor Area Approx: 550 sq. ft.

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the sought after, semi rural village of Radyr. Local amenities include a parade of shops, a restaurant, golf and tennis clubs, doctors, opticians and a dentist surgery. There is a train station and regular bus service to and from the city centre. There are also two good primary schools and a comprehensive school.

ENTRANCE

Entered via shared front door into hallway. Electric meter box. Stairs and stair lift to number 11 front door.

HALLWAY

doors to lounge/diner, kitchen, bedroom and bathroom. Warden call system and pull cord. Airing cupboard. Coved ceiling. Radiator.

LOUNGE/DINING ROOM

15' 3" x 13' 8" (4.67m x 4.18m)
Feature electric 'coal effect' fireplace with shelving. Double glazed window to front. Storage cupboard. Radiator. Telephone

point. Warden call system and pull cord.

KITCHEN

7' 9" x 6' 4" (2.37m x 1.95m)
Modern Kitchen, fitted electric cooker. Space for white goods. Central heating boiler. Warden call system and pull cord. Extractor fan.

BEDROOM

15' 9" x 14' 2" (4.82m x 4.34m)
Fitted wardrobes to one wall plus walk in wardrobe. Two double glazed windows overlooking the rear communal gardens. Two radiators. Coved ceiling. Warden call system and pull cord.

SHOWER ROOM

5' 4" x 6' 5" (1.63m x 1.96m)
Newly fitted shower room with walk in shower and chair. Pedestal wash hand basin. Low level wc. Fully tiled walls. Radiator. Extractor fan. Shaver point.

ADDITIONAL INFORMATION

999 years from 1987. Service charges: £2526.36 per annum includes building insurance, water charges, window cleaning, general maintenance including extractor painting, communal lighting and laundry and warden service.

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GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 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		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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