

Call us on 02920 026213 or email us on viewings@move2here.co.uk to arrange a viewing of your next home



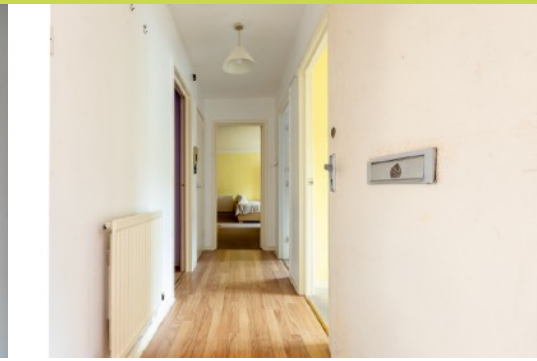
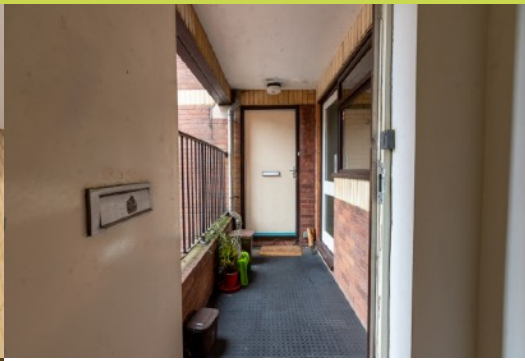
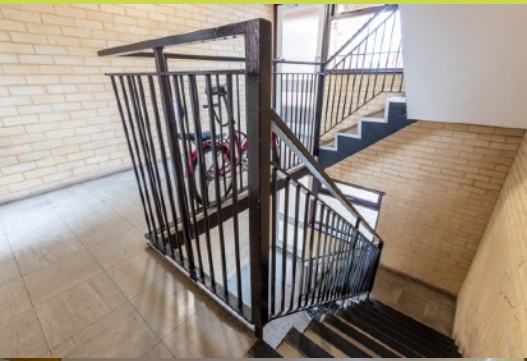
Woodville Road, Cardiff, CF24 4DR

Purpose built 2 Double Bedroom Flat | Spacious Throughout | First Floor Fitted Kitchen | White Bathroom Suite with Electric Shower | NEW Double Glazed Windows | Gas Central Heating | Combi Boiler | Central Location | Intercom system | EPC B
To be sold with furniture is desired, returning 6.5% yield



Guide Price £185,000

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MOVE2HERE are proud to present this BEAUTIFULLY PRESENTED spacious purpose built two bedroom first floor flat within the sought after Woodville Court development in this ever popular location. With two bedrooms, a spacious OPEN PLAN kitchen/living room with off road parking. VIEWING IS A MUST.

The development stands at the junction of Woodville Road and Basil Place, a purpose built block of flats, communal ground floor secured entrance hallway. There is a dedicated parking space to the rear. The flat is well presented, will have new uPVC double glazed windows, a 3-piece white bathroom suite with shower over bath and a well proportioned fitted kitchen/diner with integrated oven and hob with space for all your white goods. Within easy walking distance to the shops within Woodville Road, Crwys Road and the city centre. The current rental value for the flat is £1000PCM, giving a guaranteed 6.5%+ rental yield. Items of furniture within the property would be considered as part of any sale.

ENTRANCE:

Fire door leading to the shared open front balcony, giving access to Apartment. Solid front door with inset security viewer to the entrance hall. The Accommodation briefly comprises communal entrance, hallway, lounge/kitchen, two bedrooms, large storage cupboard plus a family bathroom. Gas central heating.

NO CHAIN. LEASE WILL BE EXTENDED DURING THE CONVEYANCING PROCESS.

Location

The property is situated in this very popular and established area of Cathays in Cardiff. Amenities close to hand include access to local shops, schools and public transport. Cardiff City Centre may be reached in approximately 5 minutes driving distance with the M4 Interchange being reached in approximately 10 minutes driving distance, affording access to both east and westbound carriageways.

Regular buses and Cathays train station are near by, plus Cardiff University.

The Accommodation comprises

Communal Entrance

Entered via the communal entrance with security telephone entry system from the front and rear. Access from the rear leads you to the car park, where you will find an allocated car parking space. Front access direct to Woodville Road.

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Hallway - 3.70m x 1.00m (12'2" x 3'3")

Entered from the shared balcony through the solid front door, doors to all rooms. Telephone entry system. Radiator. Large Storage cupboard.

Living Room - 5.37m x 6.17m (17'7" x 20'3") [max]

Lounge

Bay fronted double glazed window to front. Lounge area with new uPVC double glazed windows streaming natural light into this large relaxing space. The lounge has plenty of space for a dining table and two sofas, providing the ideal space to dine and relax with the family. With television aerial point, telephone point, central heating radiator, this spacious room is an ideal room to relax in the evening in front of the TV.

Kitchen area

Accessed via the hall way and open plan from the living area. Fitted with a range of base and wall units with complementary work surface over, sink and drainer, tiled splash backs, space for fridge and washing machine, electric oven with four ringed gas hob over.

Bedroom One - 3.07m x 2.94m (10'1" x 9'8")

This spacious and light bedroom, provides a welcome and relaxing room with plenty of space for all your storage needs. This room flooded with natural daylight in the mornings and allows the occupant the opportunity to gaze at the stars at night whilst lying in bed. Cream carpet. Radiator. uPVC double glazed window. Radiator..

Bedroom Two - 2.09m x 2.95m (6'10" x 9'8")

A single second bedroom with front aspect. Currently used as a guest bedroom, it has space for all your storage needs with a built in storage and is an ideal room to recharge your batteries. uPVC double glazed window with views to front. Radiator and home to the combination boiler in the built in cupboard.

Bathroom - 1.96m x 2.03m (6'5" x 6'8")

A white three piece suite with panelled bath, with shower over provides the perfect spot to soak away those aches and pains of the day. With accompanying white wc and pedestal sink. Tiled splash back. Extractor fan. Shaver point and light fitting. Radiator.

E P C

B

Council Tax Band -

D

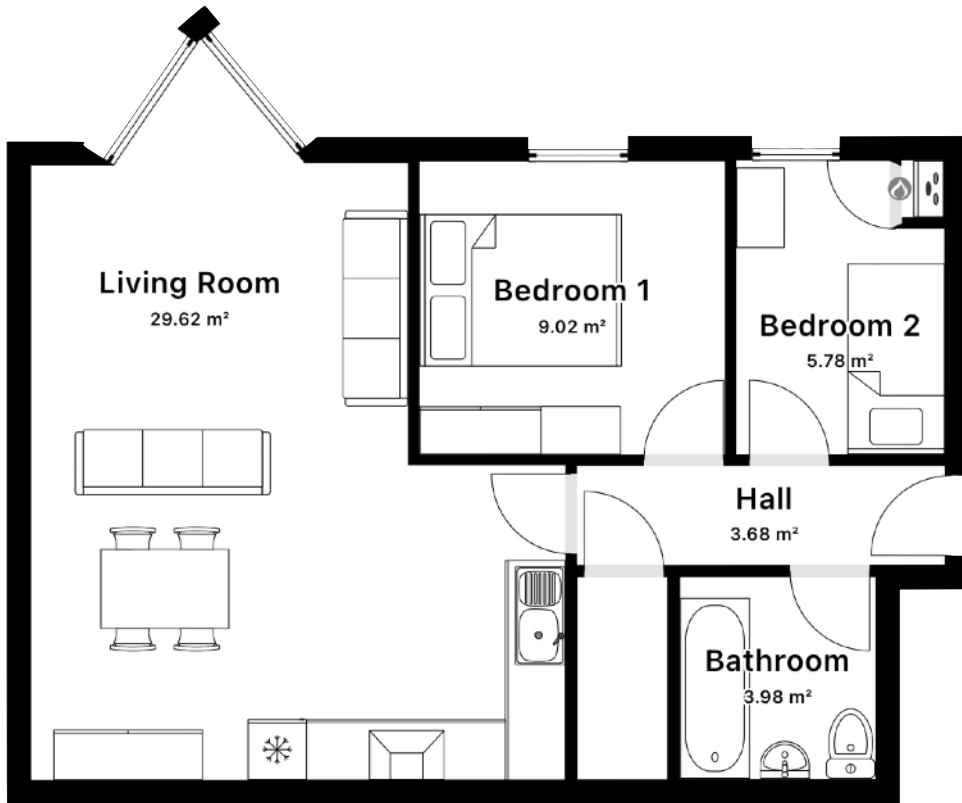
Maintenance charge £600 per year

Ground Rent £100 per year

LEASE - 62 Years remaining at present

Viewing Strictly By Appointment ONLY

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Floorplan

Entrance Hall

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Living Room

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Bedroom Two

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Bathroom

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Move2here Limited have not tested any apparatus, equipment, fitting or service and therefore cannot confirm that they are in working order. Any prospective buyer is advised to obtain verification from their solicitor/surveyor. These particulars do not constitute any part of an offer of contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy themselves as to the correctness of such statements and these particulars. All negotiations are to be conducted through move2here limited. Please note that nothing in these particulars is intended to indicate that any carpets, curtains, furnishings or fittings, electrical or otherwise or any other fixtures not expressly included from part of the property offered for sale.

In order to assist our buyers we offer a confidential independent mortgage advisor service without obligation or charge. Our mortgage specialist are available at any time see you at your convenience at your existing home.

In order to protect our vendors and also to provide them with as much information as we possible can, every offer that is made to move2here limited is subject to qualification. Mortgages are not available to people under the age of 18 and all mortars are subject to status and valuation. Remember any lender will require a charge on the property.