

# Verona House

Vellacott Close, Cardiff, CF10 4AT



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£194,950**



Two Bedroom Apartment

2

2

2

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# Property Description

**\*\*IDEAL INVESTMENT OR FIRST TIME PURCHASE\* NO CHAIN\*\*** MGY are pleased to present for sale, a spacious two bedroom, top floor apartment situated within the popular location of Lloyd George Avenue. Walking distance to the City Centre and Cardiff Bay. The modern accommodation comprises of spacious entrance hall to living/dining room, fitted kitchen, two bedrooms, one with en-suite and bathroom. The property further benefits from dual aspect double glazing throughout, security entry intercom system, bike storage, an allocated parking space, visitor parking and parking management. Low service charges. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 700 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Carpeted flooring. Wall mounted intercom system. Storage cupboard, housing hot water tank. Wall mounted storage heater.

## LOUNGE/DINER

21' 11" x 13' 10" (6.70m x 4.22m)  
Double glazed uPVC windows to front. Additional double glazed floor to ceiling windows to side. Spacious living area. Ample natural daylight. Carpeted flooring. T.V Aerial point. Telephone point. Two wall mounted storage heaters. Open plan living.

## KITCHEN

9' 4" x 7' 2" (2.86m x 2.20m)  
Tiled flooring. Part tiled walls. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage. Unit lighting. Built in oven and four ring electric hob with stainless steel extractor hood over. Space for washing machine. Integrated fridge freezer. Extractor fan.

## MASTER BEDROOM

10' 9" x 10' 8" (3.28m x 3.27m)  
Double glazed uPVC windows to rear and side. Ample natural daylight. Carpeted flooring. Built in double wardrobe. T.V Aerial point. Telephone point. Wall mounted storage heater. Door to:-

## EN-SUITE

8' 4" x 3' 2" (2.56m x 0.98m)  
Tiled flooring. Part tiled walls. Shower cubicle. Wall mounted wash hand basin, with mirror over. W.C. Shaver point. Heated towel rail. Extractor fan.

## BEDROOM TWO

8' 3" x 7' 3" (2.52m x 2.23m)  
Double glazed uPVC floor to ceiling windows to rear. Carpeted flooring. Built in storage cupboard. Telephone point. Wall mounted storage heater.

## BATHROOM

8' 0" x 4' 5" (2.44m x 1.36m)  
Tiled flooring. Part tiled walls. Panelled bath with shower over. Pedestal wash hand basin. W.C. Wall mounted mirror. Extractor fan. Heated towel rail.

## PARKING

An allocated parking space. Visitor parking.

## TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2000. Low service charges of approx. £1600 per annum, which includes water rates, building insurance, security entry intercom system, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £50 per annum.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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