

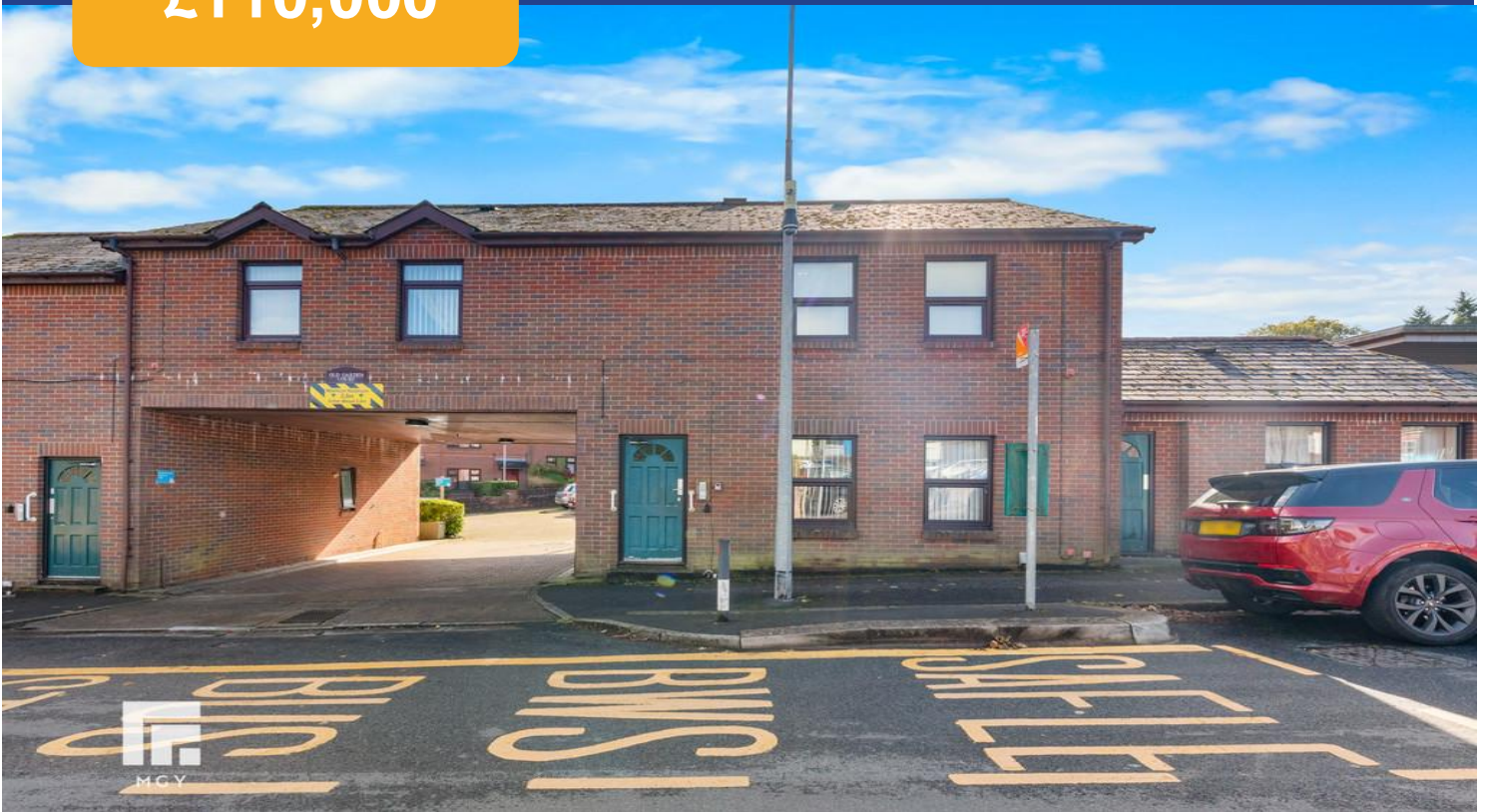
3 Old Garden Court, Park Road, Radyr, Cardiff, CF15 8DP



Estate Agents and
Chartered Surveyors

Asking Price Of

£110,000



Ground Floor Flat



Property Description

**** TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT ** NO CHAIN **** A ground floor retirement apartment situated in the popular area of Park Road in Radyr. Spacious lounge/diner with independent side access from car park, inner hallway, neat fitted kitchen, two bedrooms and a modern shower room. Gas central heating. Outside there are communal areas and parking. EPC Rating: C

Tenure Freehold

Council Tax Band C

Floor Area Approx 639 sq.ft.

Viewing Arrangements
Strictly by appointment

LOCATION

The apartment is situated on the popular Park Road 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

Approached via a wood panelled entrance door leading to the communal hallway. Door to property. Staircase to first floor giving access to two further flats.

ENTRANCE

Approached via a wood grain effect finish door opening to the lounge/diner.

LOUNGE/DINER

16' 9" x 16' 0" (5.12m x 4.89m)
With two windows to front and a side door leading to the communal outside space and car park. Large storage cupboard. Two radiators.

INNER HALLWAY

A spacious central hallway. Telephone intercom to main door. Linen storage cupboard. Doors to all rooms.

KITCHEN

10' 1" x 8' 1" (3.09m x 2.47m)
Appointed along two sides in white high gloss fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring electric hob. Matching range of eye level wall cupboards. Wall mount 'Worcester' gas central heating boiler. Additional storage cupboard. Tiled splash back. Window to rear. Radiator.

BEDROOM ONE

12' 9" x 8' 7" (3.90m x 2.63m)
With aspect to rear, a good sized double bedroom. Radiator.

BEDROOM TWO

8' 11" x 6' 8" (2.73m x 2.05m)
Aspect to rear. Radiator.

SHOWER ROOM

White suite comprising low level wc, vanity wash basin with storage below, corner shower cubicle with 'Mira' shower. Full wall tiling. Obscured glass window to side. Electric shaver point. Chrome heated towel rail.

ADDITIONAL INFORMATION

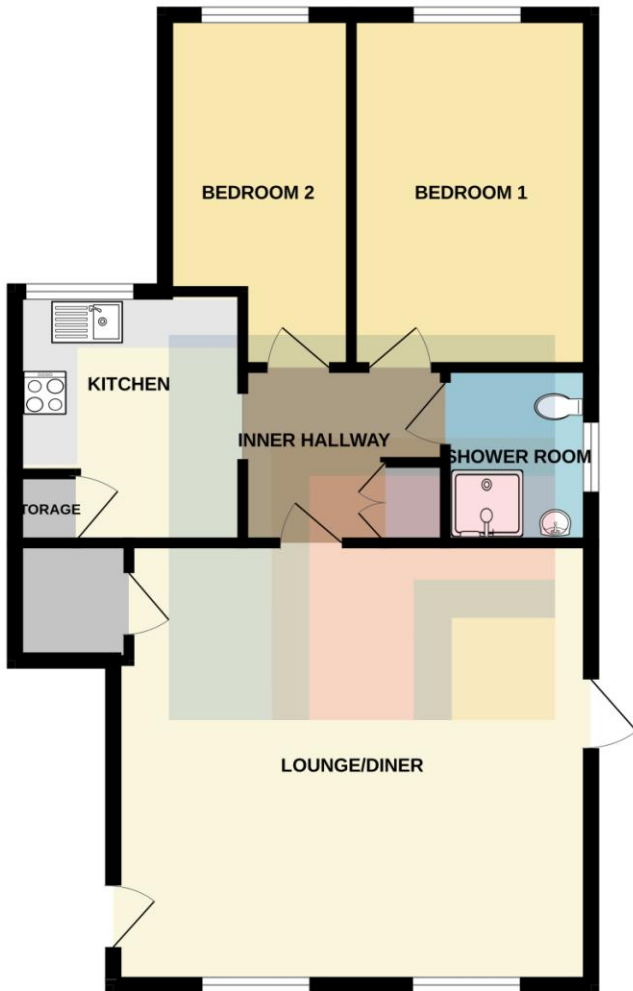
Tenure: Leasehold - 999 years from 1987 (962 years remaining)
Service charge: £241.89 per month which covers buildings insurance, water rates, window cleaning, use of laundry room.
There is a deferred service charge proportion (sinking fund) in favour of the management company of 1% of the purchase price payable on sale.

Park Road,
Radyr, Cardiff, CF15 8DP



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GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 639 sq.ft. (59.4 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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