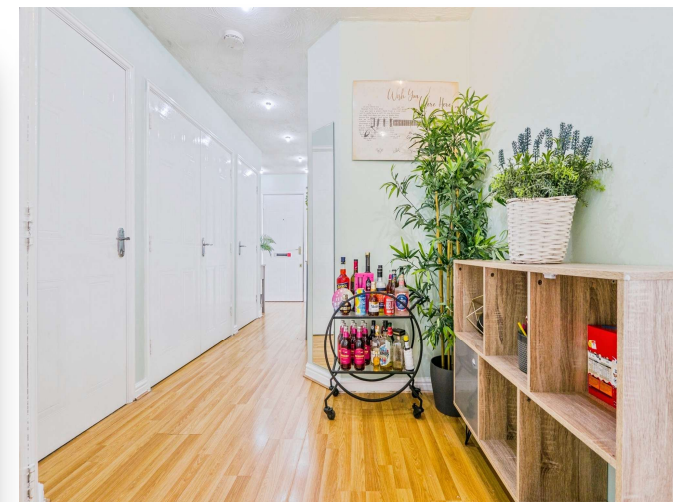




Beaufort Square, Windsor Village Cardiff CF24 2TT

welcome to

Beaufort Square, Windsor Village Cardiff

Well-presented top floor apartment in the popular Windsor Village development, conveniently located close to local amenities, shops and transport links. Offering an open-plan living/kitchen area, two bedrooms, en-suite to the principal bedroom, family bathroom and two allocated parking spaces.

Communal Entrance

Entered via a secured communal access into:

Communal Hallway

Access to rear allocated parking and stairs rising to flat.

Entrance

Via door into:

Hall

Two built in storage cupboards and airing cupboard housing water tank, loft hatch, electric heater and access to:

Lounge/Dining/Kitchen Areas

21' 2" x 9' 10" (6.45m x 3.00m)

Lounge/Dining Area: Double glazed window to front aspect, electric heater and access to:

Kitchen Area: Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and electric oven, cooker hood, spaces for washing machine and fridge/freezer, vinyl flooring, bin store and powerpoints.

Bedroom One

14' x 10' 3" (4.27m x 3.12m)

Double glazed window to front aspect, electric heater, powerpoints, built in wardrobe and door providing access to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin inset to vanity unit, lvt flooring and extractor fan.

Bedroom Two

10' 7" x 9' 11" (3.23m x 3.02m)

Two double glazed windows to front aspect, electric heater and powerpoints.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, extractor fan and vinyl flooring.

Outside

Allocated Parking

The vendor has advised that there are two allocated parking spaces.

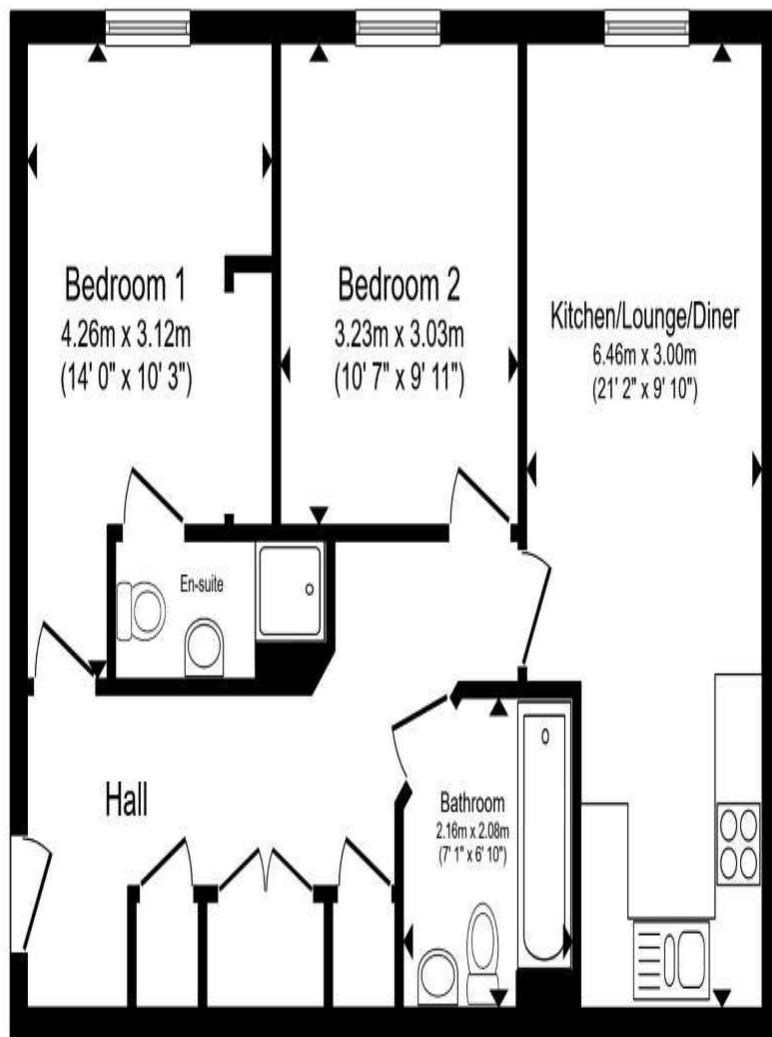
Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Leasehold Information

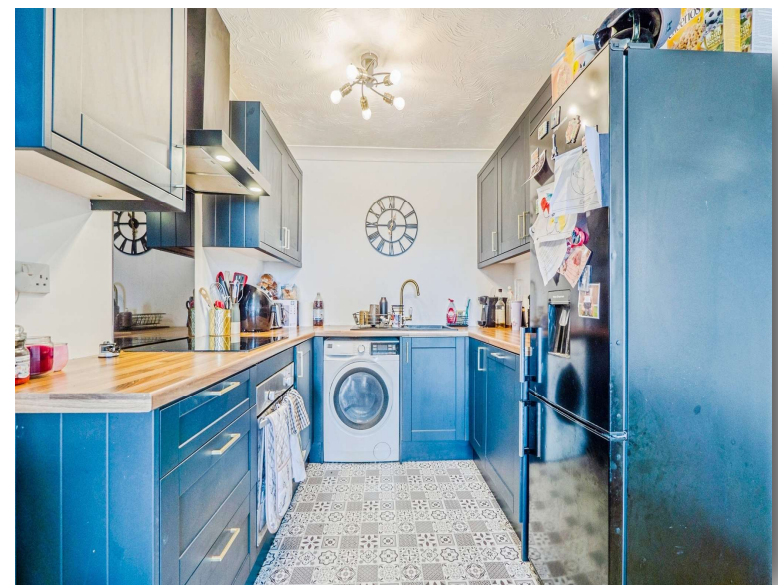
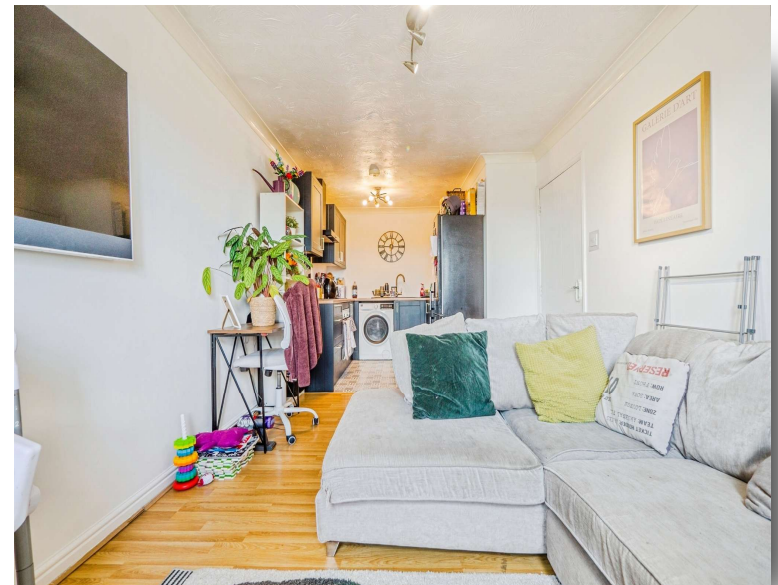
The vendor has advised of the below:

Length of Lease: Approx. 975 Years Left
Ground Rent: Approx. £155 per annum
Service Charge: Approx. £2184 per annum



Total floor area 60.4 m² (650 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Beaufort Square,
Windsor Village Cardiff

- Top Floor Flat
- Two Bedrooms
- Master Bedroom with En-Suite
- Lounge/Dining/Kitchen Areas
- Bathroom

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: D Service Charge: 2184.00
Ground Rent: 155.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers in the region of

£145,000



view this property online allenandharris.co.uk/Property/ROA115029



Property Ref:
ROA115029 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk