



Roma House Vellacott Close, Cardiff CF10 4AQ

welcome to

Roma House Vellacott Close, Cardiff

- Two Bedroom
- Ground Floor
- High Specification
- En-Suite
- Gated Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2404.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Oct 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£190,000

view this property online allenandharris.co.uk/Property/CTN110038



Property Ref:

CTN110038 - 0003

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.

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Hallway Living Room

19' 3" x 11' 5" (5.87m x 3.48m)

Kitchen/Diner

15' 7" x 10' 1" (4.75m x 3.07m)

Bedroom 1

12' 1" max x 9' max (3.68m max x 2.74m max)

Bedroom 2

11' 5" x 9' 5" (3.48m x 2.87m)

En Suite

Shower Room

7' 10" x 4' 7" (2.39m x 1.40m)

Agent Note

Agent Note: Please note that an AML fee covers 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.



 **allen & harris**



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