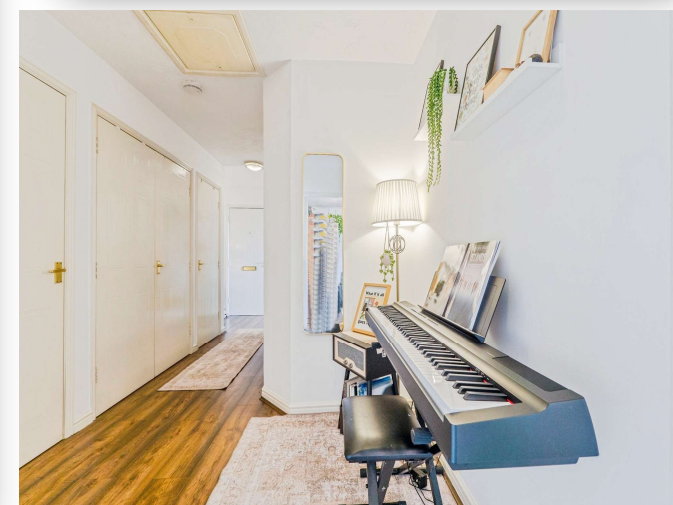




Beaufort Square, Windsor Village Cardiff CF24 2TT

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 allocated parking.

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

Built in storage cupboard and airing cupboard housing water tank, 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 rear 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, tumble dryer and fridge/freezer and powerpoints.

Bedroom One

10' 7" x 10' 3" (3.23m x 3.12m)

Double glazed window to rear aspect, electric heater, powerpoints and door providing access to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC and wash hand basin.

Bedroom Two

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

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

Bathroom

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

Outside

Allocated Parking

The vendor has advised that there is an allocated parking space.

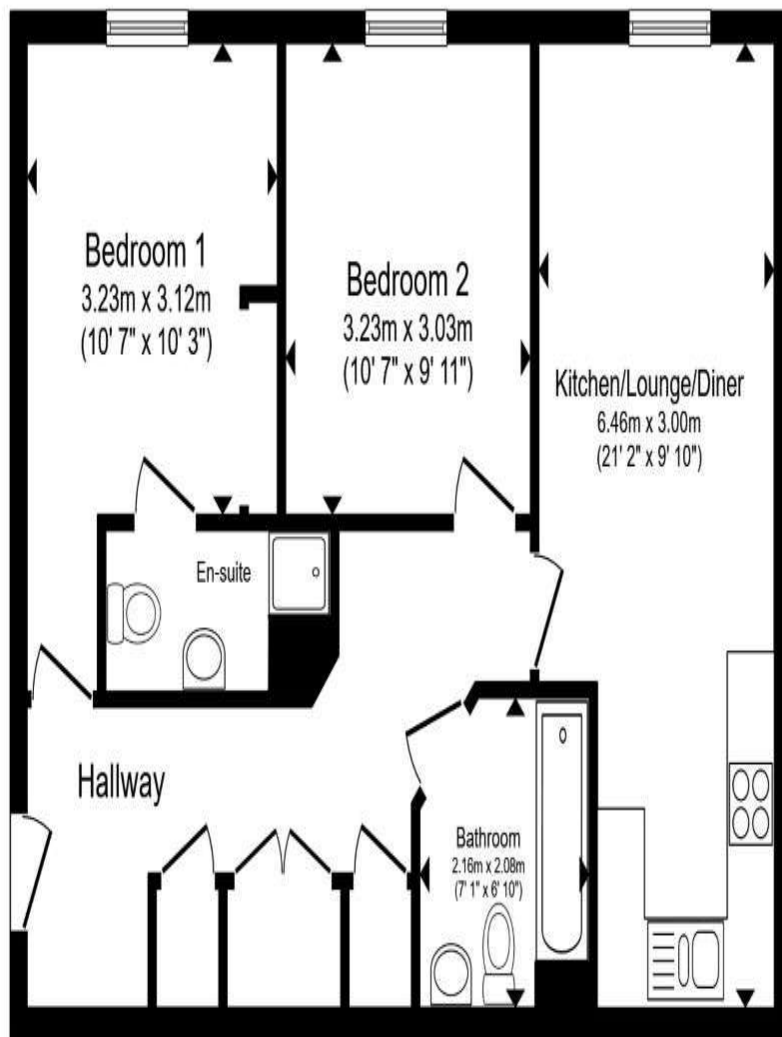
Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 974 Years Left
Ground Rent: Approx. £75.00 per annum
Service Charge: Approx. £2148.25 per annum

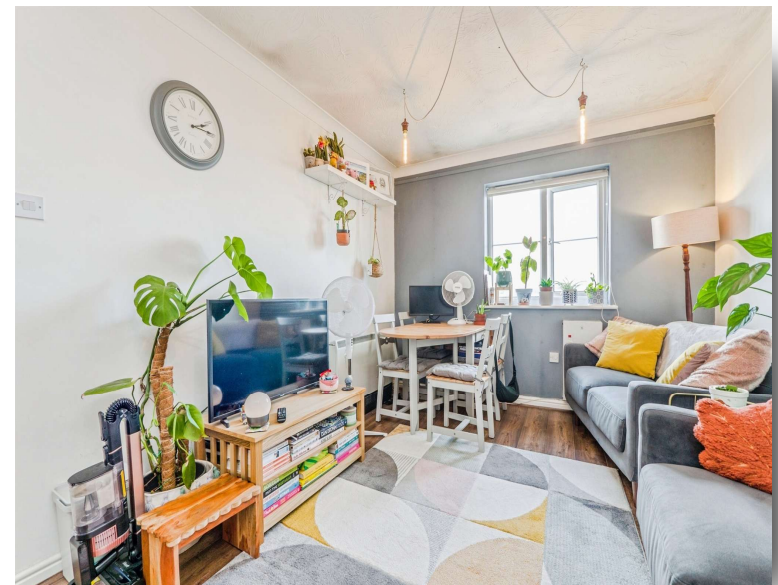
Estate Agents Notes

"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."



Total floor area 61.4 m² (661 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: 2148.25
Ground Rent: 75.00

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.

£145,000



view this property online allenandharris.co.uk/Property/ROA115011



Property Ref:
ROA115011 - 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.


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