



Harlequin Court Newport Road, Roath Cardiff CF24 1RE

welcome to

Harlequin Court Newport Road, Roath Cardiff

No Onward Chain – A purpose built second-floor flat in sought-after Roath, close to the City Centre and transport links. Featuring a bright lounge, fitted kitchen, double bedroom, allocated parking and visitor parking. Ideal first-time buy or investment. Viewing recommended.

Communal Entrance

Via a secured communal door into:

Communal Hallway

Stairs rising to the second floor flat.

Entrance

Via a front door into:

Hall

Fusebox and doors providing access to:

Lounge

13' 7" x 10' 9" (4.14m x 3.28m)

Double glazed window to rear aspect, electric radiator and powerpoint.

Kitchen

10' 3" x 5' 3" (3.12m x 1.60m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven, cooker hood, tiled splashback, vinyl flooring and undercounter lighting.

Double Bedroom

13' 7" x 9' 11" (4.14m x 3.02m)

Double glazed window to rear aspect, electric radiator and the vendor has advised that the wardrobe will be remaining in the property.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin inset to vanity unit, electric towel rail, vinyl flooring, extractor fan and built in cupboard housing water tank.

Outside

Allocated Parking

The vendor has advised that the property has one allocated parking space.

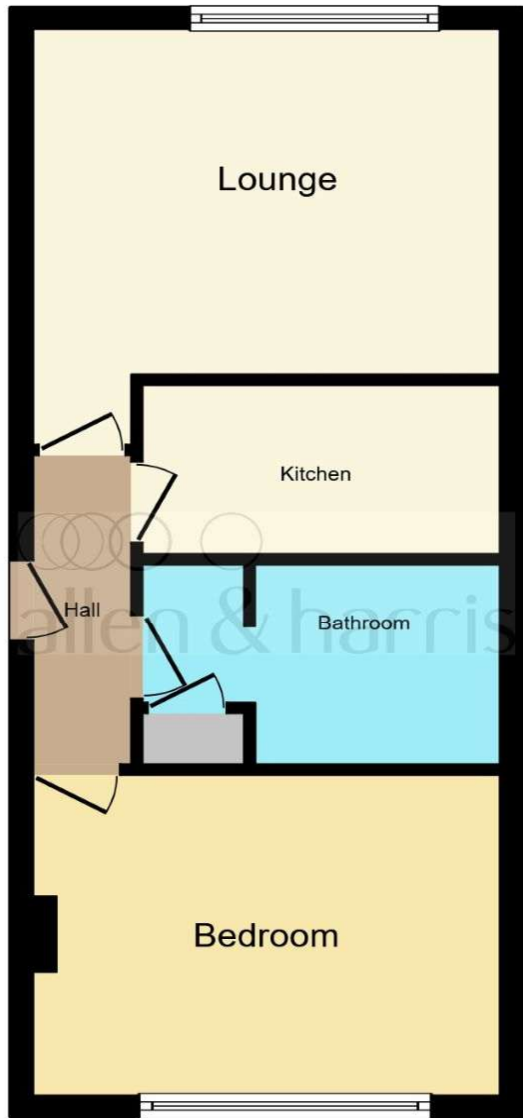
Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 83 years left

Ground Rent: Approx. £105 per annum

Service Charge: Approx. £1400 per annum and the vendor has advised that the buildings insurance is included.



Top Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Roath Cardiff

- Purpose Built Second Floor Flat
- Double Bedroom
- Lounge
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 1400.00
Ground Rent: 105.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Apr 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of
£100,000



view this property online allenandharris.co.uk/Property/ROA114874



Property Ref:
ROA114874 - 0003

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