



Manitoba Close, Lakeside Cardiff CF23 6HD

welcome to

Manitoba Close, Lakeside Cardiff

A ground floor maisonette positioned in the popular location of Lakeside and within a short walk to Roath Park array of cafes, bars and restaurants in Lakeside Village. LAKESIDE is the catchment area for Lakeside Primary School and Cardiff High School (please confirm with Cardiff Council).

Entrance

Double glazed aluminium front door into:

Porch

Double glazed window to side aspect, tiled flooring, cupboard housing combi boiler and cupboard housing washing machine and tumbledryer.

Hall

Double glazed secondary door, laminate herringbone flooring, radiator, built in cupboard and access to:

Living Room

13' 7" Max x 12' 8" Max (4.14m Max x 3.86m Max)

Double glazed window to front aspect, radiator and laminate herringbone flooring.

Kitchen Area

10' 6" x 7' 10" (3.20m x 2.39m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit with boiling water tap, integrated electric hob, oven and grill, cooker hood, integrated dishwasher, spotlights, tiled flooring with under floor heating and double glazed window to rear aspect.

Bedroom One

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

Double glazed window to rear aspect, laminate herringbone flooring, radiator and built in cupboard.

Bedroom Two

14' 10" x 7' 10" (4.52m x 2.39m)

Double glazed window to front aspect, laminate herringbone flooring, radiator and built in storage cupboard.

Shower Room

Fitted with a three piece suite comprising wet room style walk in shower, WC, wall hung wash hand basin, dual fuel towel rail, extractor, spotlights, partially tiled walls, tiled flooring with electric under floor heating and double glazed window to rear aspect.

Outside

Front Garden

Laid to lawn.

Rear Garden

The garden is divided for the upstairs rear property, tiered lawn area, conifer and hard stand for greenhouse.

Leasehold Information

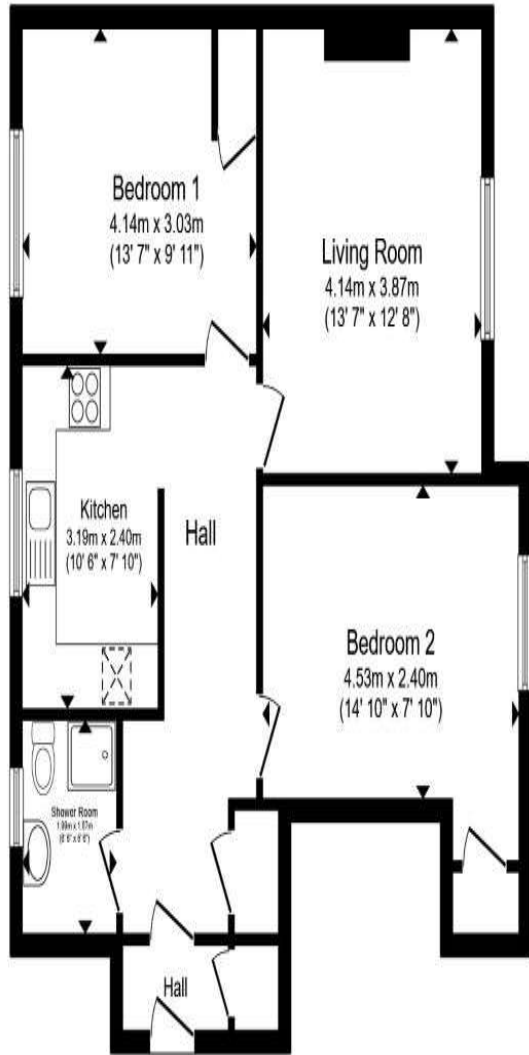
The vendor has advised of the below:

Length of Lease: Approx. 144 years left

Ground Rent: Approx. £200 per annum

Service Charge: Approx. £0

Building Insurance Premium: Approx. £267.72 per annum



Total floor area 69.6 m² (749 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
Manitoba Close,
Lakeside Cardiff

- Ground Floor Maisonette
- Two Bedrooms
- Fitted Kitchen
- Shower Room
- Front and Rear Garden

Tenure: Leasehold EPC Rating: D
Council Tax Band: D Service Charge: Ask Agent
Ground Rent: 200.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of
£260,000



view this property online allenandharris.co.uk/Property/ROA114482



Property Ref:
ROA114482 - 0005

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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