



Princes Street, Roath Cardiff CF24 3PR

welcome to

Princes Street, Roath Cardiff

Nestled within one of Roath's most desirable locations, Princes Street, this well presented, spacious, light and airy, top floor apartment, packed with character and original features, offers the perfect blend of comfort, convenience, and modern living. Viewing Highly Recommended!

Communal Entrance

Via a communal door into:

Communal Hallway

Stairs rising to the flat.

Entrance

Via door into:

Hall

Stairs rising to:

Landing

Double glazed skylights to rear, storage cupboard housing combi boiler and washing machine and doors providing access to:

Lounge/Dining/Kitchen Area

20' 7" x 12' 4" (6.27m x 3.76m)

Lounge/Dining Area: Two double glazed windows to front aspect, one skylight and radiator.

Kitchen Area: Fitted with wall and base level units with complementary work surface over, sink unit, integrated hob and electric oven, undercounter fridge and dishwasher, extractor, vinyl flooring and powerpoint.

Bedroom One

14' 3" x 10' 6" (4.34m x 3.20m)

Double glazed window to rear aspect and radiator.

Bedroom Two

17' 8" x 7' (5.38m x 2.13m)

Sloped ceiling, double glazed skylight to side aspect, radiator and spotlights.

Shower Room

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin inset to vanity unit, extractor, partially tiled walls, tiled flooring, spotlights and double glazed skylight to rear aspect.

Outside

Communal Front Forecourt

Mainly paved.

Leasehold Information

The vendor has advised of the below:

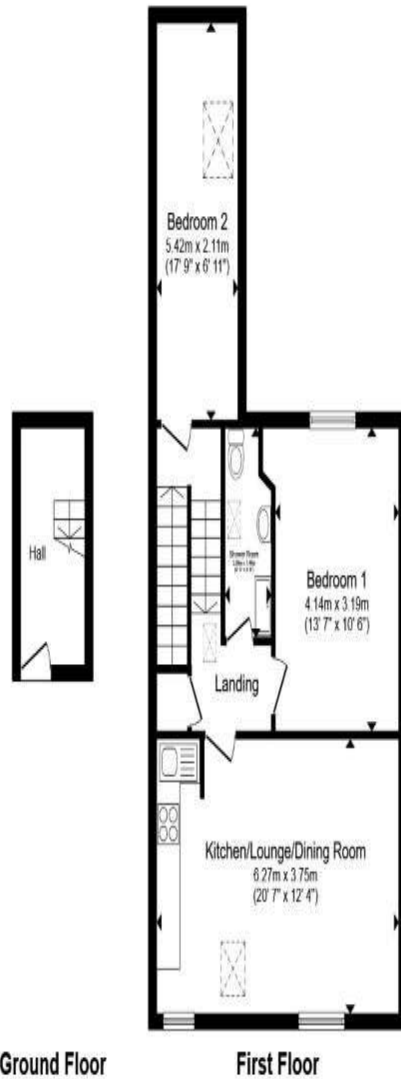
The property is being sold with 25% Share of the Freehold

Length of Lease: 999 years from 2016.

Service Charge: Approx. £384 per annum, the vendor has advised that this includes the buildings insurance and electricity.

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 67.1 m² (723 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
Princes Street,
Roath Cardiff

- Top Floor Flat
- Two Bedrooms
- Open Plan Lounge/Dining/Fitted Kitchen Areas
- Shower Room
- Double Glazing

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Mar 2016.
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
£180,000



view this property online allenandharris.co.uk/Property/ROA114221



Property Ref:
ROA114221 - 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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