



Oriel House Windsor Road, Cardiff CF24 2FY

welcome to

Oriel House Windsor Road, Cardiff

This second-floor apartment close to Cardiff City Centre, offering an open-plan lounge/fitted kitchen, utility area, two bedrooms (master en-suite) and bathroom. Benefits include allocated parking, communal parking and access to a roof terrace. A superb no chain opportunity.

Communal Entrance

Door providing access to:

Communal Hallway

Lift and access to:

Entrance

Via a wooden front door into:

Hall

Radiator and access to:

Lounge Area/ Kitchen Area

21' 5" Max x 10' 9" Max (6.53m Max x 3.28m Max)

Double glazed sliding doors with Juliette balcony to front aspect.

Kitchen Area: Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven and cooker hood.

Utility Area

Double glazed tilt and turn window to rear aspect, vinyl flooring, radiator, wall mounted combi boiler, spaces for washing machine and fridge

Bedroom One

13' 8" plus doorway x 8' 11" (4.17m plus doorway x 2.72m)

Double glazed tilt and turn window to front aspect and radiator.

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, heated towel rail, extractor fan and partially tiled walls.

Bedroom Two

9' 10" Max x 9' Max (3.00m Max x 2.74m Max)

Double glazed tilt and turn window to rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, heated towel rail, extractor fan, vinyl flooring and partially tiled walls.

Outside

Allocated Parking

A communal parking facility with undercover allocated parking space.

Communal Roof Terrace

Lift access, with communal courtyard located on the 1st floor.

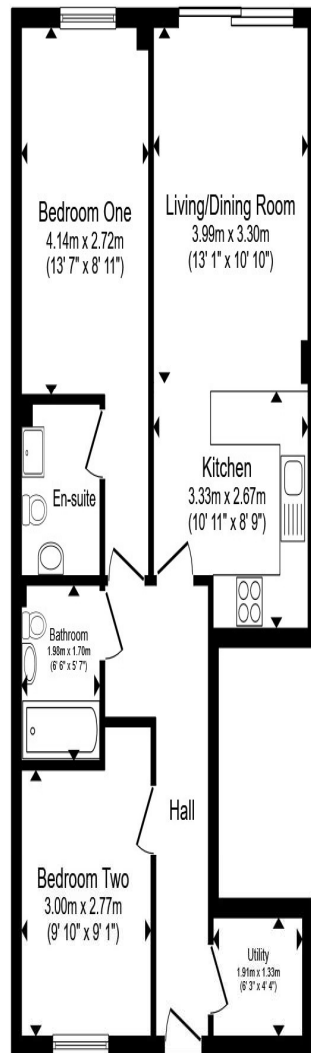
Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 998 years left

Service Charge: Approx. £1920 per annum

The vendor has advised that the property has a Share of the Freehold with 26 Flats in the building in total.



Total floor area 62.4 m² (672 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



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Oriel House Windsor Road,
Cardiff

- Second Floor Purpose Built Apartment
- Two Bedrooms
- Master Bedroom with En-Suite
- Lounge Area/ Fitted Kitchen Area
- Bathroom

Tenure: Leasehold EPC Rating: C
Council Tax Band: D Service Charge: 1920.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 02 Jan 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



view this property online allenandharris.co.uk/Property/ROA114613



Property Ref:
ROA114613 - 0004

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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