

Geoffrey Ashe Court Cardiff Road

Cowbridge CF71 7EP

£695 Per Calendar Month

HARRIS & BIRT

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Harris & Birt are pleased to offer to market this well appointed one bedroom ground floor flat conveniently situated on Cardiff Road at the top of Cowbridge High Street. The accommodation comprises a good size kitchen with oven and hob, separate living room, double bedroom and wet room. **Residents will need to be over 55 years of age ** EPC Rating D. Council Tax Band C. Unfurnished. Rent £695 pcm. Deposit £795.

The location is within walking distance into the heart of the Cowbridge market town and its excellent facilities including schools of excellent reputation for all ages, a wide range of shops both local and national including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, rugby club, cricket club, tennis club, squash club and boules club. Cowbridge is a delightful market town situated in the heart of the rural Vale of Glamorgan, with the heritage coastline just a few miles to the south. Easy access to the road network including the M4 and A48 which brings major centres including the capital of Cardiff within easy commuting distance. Available immediately.

Acommodation

Entrance Porch
The property is situated on the ground floor and is entered via a communal front door into open entrance porch.

Entrance Hall
Entered via composite front door info open entrance hall. Skimmed walls and ceiling. Pendant ceiling light. Carpet flooring. Doorways through into all rooms.

Bedroom
A good sized double bedroom with UPVC double glazed window to rear elevation. Skimmed walls and ceiling. Pendant ceiling light. Carpet flooring.

Bathroom
Three piece suite in white comprising walk in shower cubicle with electric shower, dual flush WC and wall hung wash hand basin with vanity unit under. Part tiled walls. Further skimmed walls and ceiling. UPVC double glazed opaque window to front elevation. Wood effect vinyl laid flooring.

Kitchen
Modern fitted kitchen with a range of wall and base units in grey set under and over a black work surface. Features include; eyeline slide away electric oven, 4 ring induction hob with extractor fan over and single bowl sink and drainer. Space for washing machine. Space for fridge/freezer. Storage cupboard. UPVC double glazed window to front elevation. Wood effect vinyl laid flooring. Skimmed walls and ceiling.

Living Room
A good sized living room with UPVC double glazed window to rear elevation. Skimmed walls and ceiling. Carpet flooring. Pendant ceiling light.

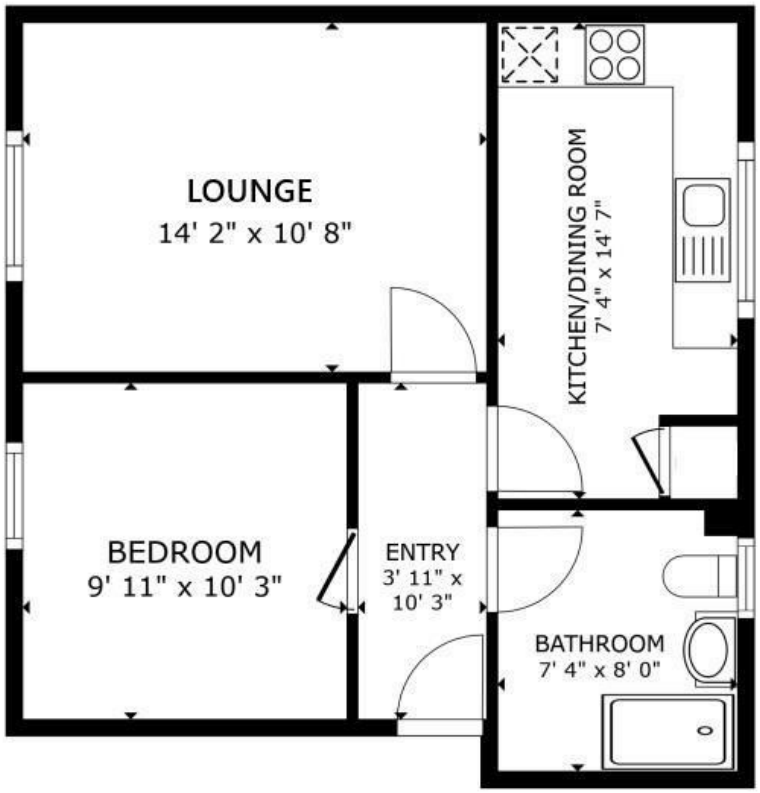
Services
Mains connected electricity, water and drainage. No Gas.











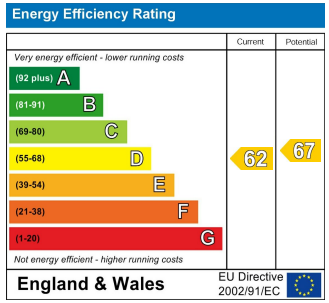
FLOOR PLAN

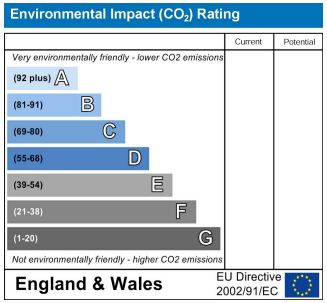
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GROSS INTERNAL AREA
FLOOR PLAN 476 sq.ft.
TOTAL : 476 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport







HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

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