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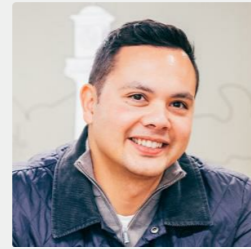
Windermere Avenue

ROATH PARK



A beautifully renovated ground floor apartment with parking & garage

Comments by Mr Ramzy Bancroft

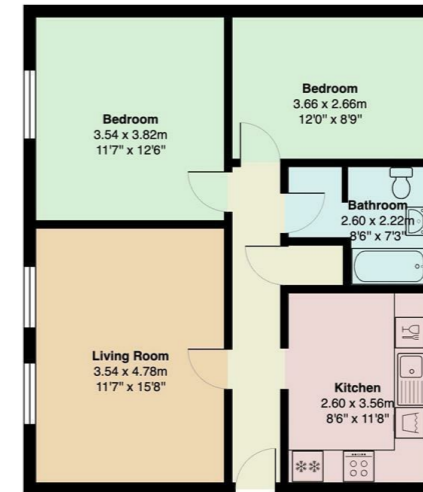


Property Specialist
Mr Ramzy Bancroft
Branch manager

Ramzy@jeffreycross.co.uk



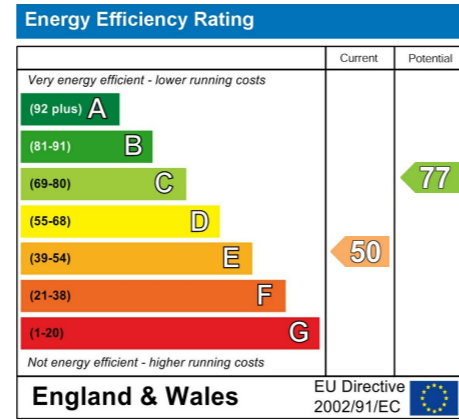
Comments by the Homeowner



95 Winderemere Avenue

Total Area: 64.5 m² ... 694 ft²

All measurements are approximate and for display purposes only



Windermere Avenue

Roath Park, Cardiff, CF23 5PS

Guide Price

£285,000



2 Bedroom(s)



1 Bathroom(s)



694.00 sq ft



Contact our
Penylan Branch

02920 499680

**GUIDE PRICE £285,000 - £295,000 **

JEFFREY ROSS are pleased to offer for sale this beautifully presented GROUND FLOOR apartment. Recently renovated, the property has a contemporary kitchen and bathroom, complemented by a bright & modern interior. This spacious apartment offers an entrance hall, lounge, two double bedrooms, bathroom and good size kitchen. Further boasting a garage with off road parking, as well as NO ONWARD CHAIN. The property is located just seconds walk to Roath Park Lake, as well as the University Hospital of Wales, making the property ideal for a professionals.



Hall

School catchment

Rhydypenau Primary School
Cardiff High School (year 2025-26)

Kitchen

Ysgol Y Berllan Deg (year 2025-26)
Ysgol Gyfun Gymraeg Bro Edern (year 2025-26)

Lounge

* Subject to Availability *

Bedroom 1

Council tax

Band - E

Bedroom 2

Bathroom

Extra info

We have been informed by the seller the property has been recently re-wired with two circuits, ceiling insulation, and has a new pressurised hot water system

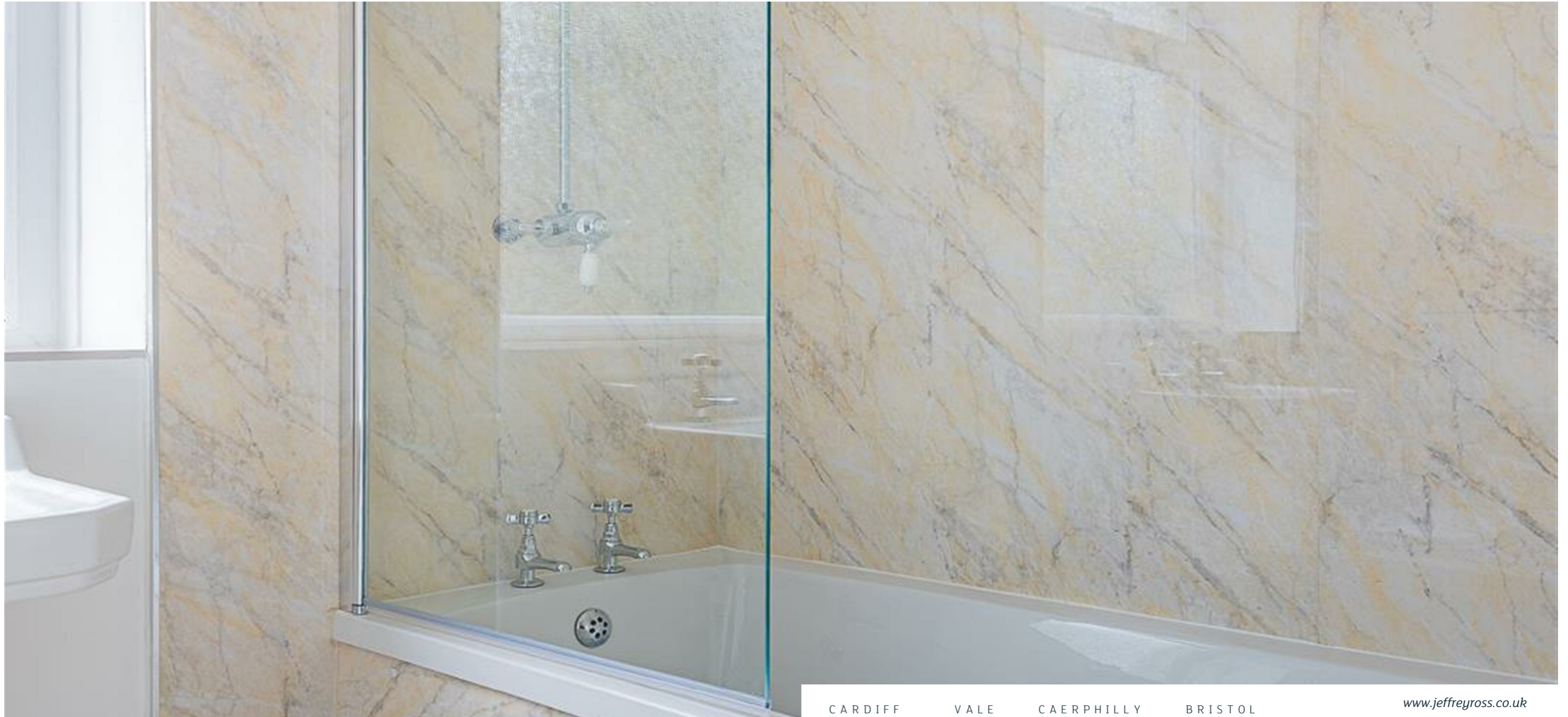
Garage & parking

Service Charge & Ground Rent

We have been informed that there is no service charge, a minimal "peppercorn rent" & each flat owner contributions to any maintenance & building insurance

Tenure

We have been informed its Leasehold with approx. 125 years from 2026, but this is to be confirmed by your solicitor



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