

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

CARLOTTA WAY





HALLWAY
2.19 x 2.16 (7'2" x 7'1")

KITCHEN
3.44 x 2.16 (11'3" x 7'1")

BATHROOM
2.16 x 1.82 (7'1" x 5'11")

CUPBOARD
1.0 x 1.0 (3'3" x 3'3")

BEDROOM
3.0 x 3.9 (9'10" x 12'9")

LIVING ROOM
4.50 x 3.9 (14'9" x 12'9")

SERVICE CHARGE
£2,470 this would need to be confirmed with your solicitors

GROUND RENT
£150

LEASE DETAILS
102 years remaining

TAX BAND
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CARLOTTA WAY

, CF10 5FY - £110,000



1 Bedroom(s)



1 Bathroom(s)



539.00 sq ft

Nestled in the vibrant city of Cardiff, this charming First Floor one-bedroom flat on Carlotta Way offers a perfect blend of comfort and convenience. Ideal for first-time buyers or those seeking a low-maintenance lifestyle, this property is situated in a desirable area, providing easy access to local amenities and transport links.

The flat boasts a modern layout, designed to maximise space and natural light. The living area is inviting and well-proportioned, making it an excellent spot for relaxation or entertaining guests. The bedroom is a peaceful retreat, providing a comfortable space for rest.

One of the standout features of this property is the private gated parking, a rare find in urban settings, ensuring your vehicle is secure and easily accessible. Additionally, the absence of a chain means a smoother and quicker transaction, allowing you to settle into your new home without unnecessary delays.

Whether you are looking to invest in a property or seeking a cosy home in Cardiff, this flat presents an excellent opportunity. With its appealing features and prime location, it is not to be missed. make a booking now 02920499680.



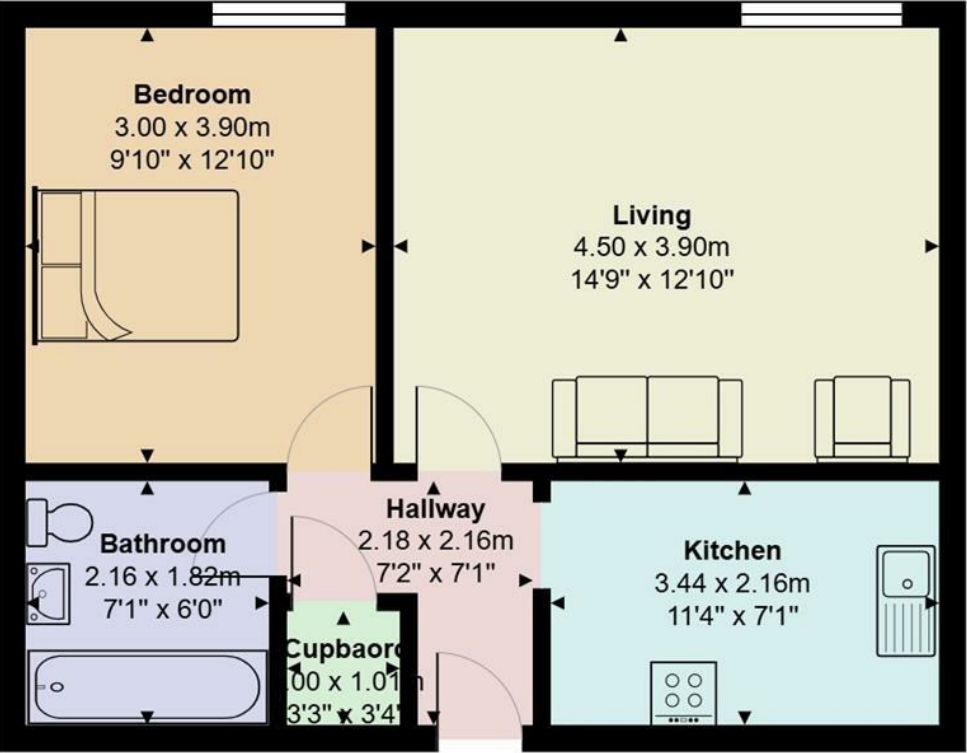
PROPERTY SPECIALIST

Mr Max Tustin

max@jeffreygross.co.uk

Sales Negotiator





26 Carlotta Way
Total Area: 50.0 m² ... 539 ft²
All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |