

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 - £120,000

 1 Bedroom(s)  1 Bathroom(s)  539.00 sq ft

Nestled in the vibrant city of Cardiff, this charming 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.

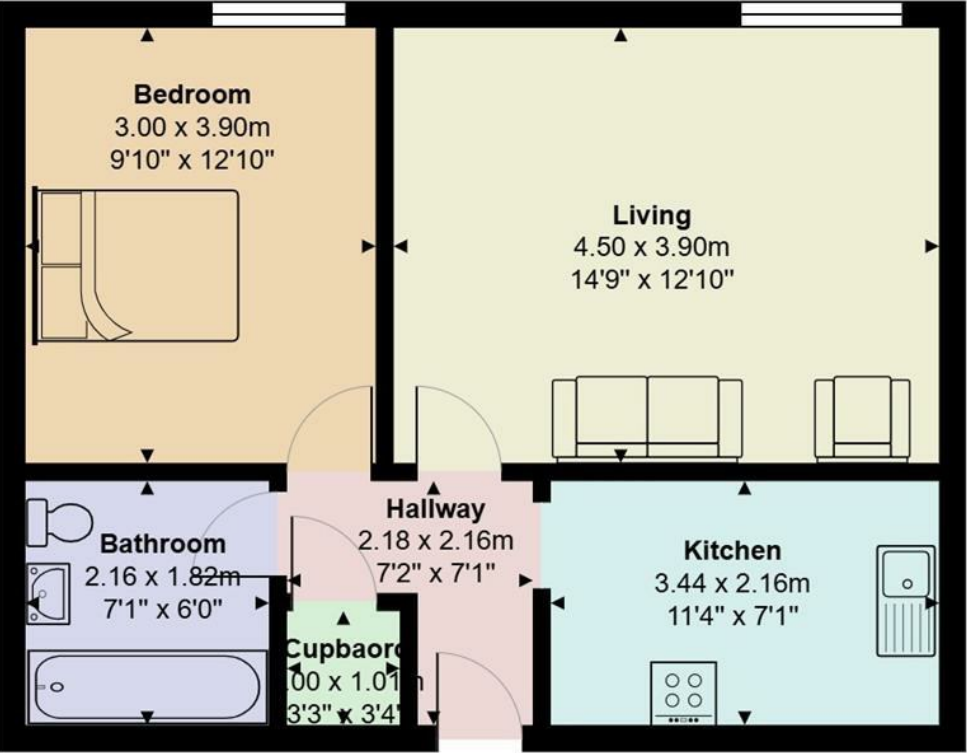
Whether you are looking to invest in a property or seeking a cosy home in Cardiff, this flat presents an excellent opportunity. With its appealing features and prime location, it is not to be missed. make a booking now 02920499680.



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	