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CARDIFF

VALE

CAERPHELLY

BRISTOL




*Cowper Place*

ROATH



*Immaculate two double bedroom ground floor apartment with outside space.*

Comments by Mrs Amanda Trinder



**Property Specialist**  
**Mrs Amanda Trinder**  
Senior valuer  
amanda@jeffreycross.co.uk



Total Area: 68.3 m<sup>2</sup> ... 735 ft<sup>2</sup>

All measurements are approximate and for display purposes only

*"I love the location. The flat benefits from being within walking distance of many attractors, whilst also being secluded and sheltered from the bustling noise of the city. I particularly like how the garden and living room is bathed in the afternoon sun."*

Comments by the Homeowner





# Cowper Place

*Roath, Cardiff, CF24 3FT*

Offers Over

**£200,000**



2 Bedroom(s)



1 Bathroom(s)



735.00 sq ft



Contact our  
***Penylan Branch***

02920 499680

Jeffrey Ross are pleased to bring to the market this beautifully presented two double bedroom ground floor apartment. The property benefits from secure communal entrance hall, entrance hall with built in storage, lounge / dining room, modern kitchen, modern bathroom, two double bedrooms one currently used as a study with French doors leading to the rear garden, Outside is a well maintained secure shared rear garden The property is immaculately presented throughout.

Situated within close proximity to local shops, parks, amenities as well as Cardiff City Centre.

**\*\* Chain Free \*\***



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#### Communal Entrance Hall

#### Entrance Hall

Lounge / Dining 10'9 x 19'9 (3.28m x 6.02m)

Kitchen 11'0 x 6'7 (3.35m x 2.01m)

Bedroom One 10'6 x 16'4 (3.20m x 4.98m)

Bedroom Two 14'2 x 8'10 (4.32m x 2.69m)

#### Bathroom

#### Outside

Communal Rear Garden

#### Tenure

Leasehold, but this is to be confirmed by your solicitor

#### Council Tax

Band - D

#### Parking

Allocated parking for one car.

#### Additional Information

New boiler, consumer unit and EV charging point.

Service Charge includes - Maintenance of communal grounds inclusive of gardening, cleaning, window cleaning, Building insurance.

Communal electric / lighting, Maintenance budget and annual repairs.

Roof replacement fund (building fund year on year for potential roof repair)

Annual roof inspection and clean.

Name of block / estate management company - Cowper Court Management Ltd

#### Service Charge

£110PCM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 