

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PHOENIX WAY
HEATH



COMMUNAL ENTRANCE

ENTRANCE FOYER / HALLWAY

BEDROOM 1
2.90m x 3.96m (9'6 x 13)

BEDROOM 2
2.21m x 3.99m (7'3 x 13'1)

BATHROOM
1.63m x 1.93m (5'4 x 6'4)

KITCHEN
2.31m x 3.48m (7'7 x 11'5)

DINING AREA (OPEN PLAN)
3.12m x 3.15m (10'3 x 10'4)

LIVING ROOM (OPEN PLAN)
3.20m x 2.95m (10'6 x 9'8)

STORAGE CUPBOARD

PARKING
1 x Allocated Parking Space

TENURE
We are informed by our client that the property is Leasehold. This is to be confirmed by your legal advisor.

LEASE INFORMATION
Block Managing Agent and contact number
OLD: Anthem Management (formerly Hazelvine): 01628 529765
NEW: Eaves Property Management: 01626 947908

what is the Term in years: 125

How many years are remaining: 106

From: 2005
To: 2130

GROUND RENT
Annual Ground Rent: £167

SERVICE CHARGE
Annual Service Charge £2235.25, which includes:

Estate expenditure: Grounds maintenance, tree maintenance, parking area maintenance, drainage maintenance, rubbish removal, lighting, electricity, general maintenance, Health & Safety risk assessment, public liability insurance, managing agent fees, postage & stationery, out of hours service, bank charges.

Internal expenditure: Cleaning, carpets, lighting, gutter clearance, electricity, water rates, building/terrorism insurance, TV aerial maintenance, fire alarms

From 1 January To 31 December 2024 (it's billed half-yearly)

ADDITIONAL INFORMATION
Rental value approx £1,100 pcm +
Ground Floor Apartment
Allocated Parking
2 double bedrooms
Door Entry Call System

COUNCIL TAX
Band D

SCHOOL CATCHMENT
English medium primary catchment area is
Ton-Yr-Ywen Primary School (year 2024-25)

English medium secondary catchment area is
Llanishen High School (year 2024-25)

Welsh medium primary catchment area is
Ysgol Y Wern (year 2024-25)

Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)





PHOENIX WAY

HEATH, CF14 4PQ - £190,000



2 Bedroom(s)



1 Bathroom(s)



667.00 sq ft

Jeffrey Ross are pleased to bring to the market this sizeable and impressive, 2 Bedroom, Ground Floor Apartment in the popular development on Phoenix way.

The property is 'Chain Free' so is ideal for those looking to move without the hassle of being in a long chain!

This Ground Floor Apartment has been very well maintained and boasts Entrance hallway, storage, 2 double bedrooms and family bathroom. Open plan living, kitchen and dining area with French doors that open out to the garden. It's a property that potential buyers could very easily move straight in.

This would make an excellent apartment for first-time buyers, young families, professional couples, young professionals or even those looking to downsize in the area, given the excellent transport links and allocated parking space, provided.

Rents in the development and surrounding area are as high as £1,100pcm so the property could be bought as an excellent investment opportunity.

Take a closer look at our interactive virtual tour for an online viewing. On a desktop computer you can even measure the space to plan if your furniture fits.

Don't miss the opportunity to make this great apartment your own – Call the office on 02920 499680 to book a viewing!

PROPERTY SPECIALIST

Mr Ollie Vincent

ollie.vincent@jeffreygross.co.uk





Phoenix Way, Birchgrove, CRF

Ground Floor Flat Interior Area 641.68 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Phoenix Way, Heath, Cardiff

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	