www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL



Heathwood Road

HEATH



A beautifully presented two-bedroom ground floor apartment in the sought-after Heath area, ideally located for UHW and Cardiff University. Set within a private gated development, the property offers spacious living, a modern fitted kitchen, en-suite to the master bedroom and well-maintained communal grounds — an excellent opportunity for first time buyer, downsizing or investors.

Comments by Mr Max Tustin



Property Specialist

Mr Max Tustin

Sales Negotiator

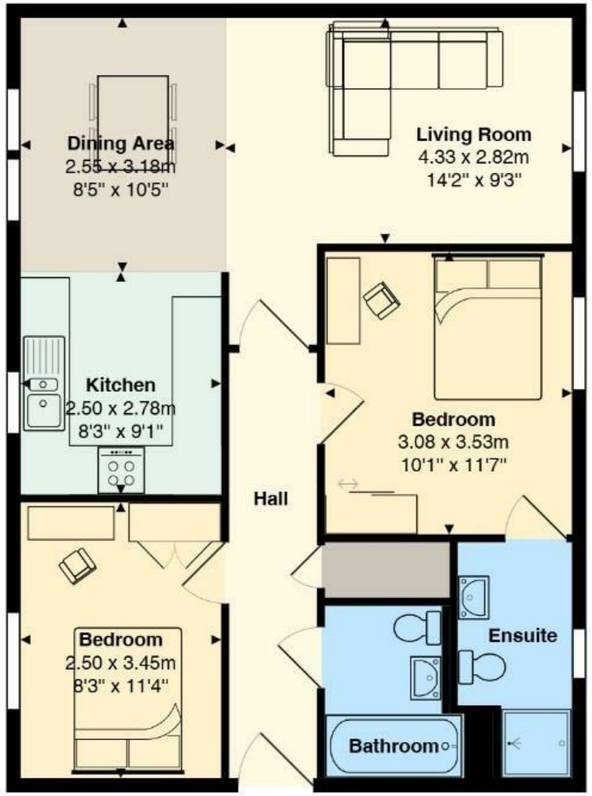
max@jeffreyross.co.uk

A lovely gated development to live in, quiet neighbours which is a bonus!

Comments by the Homeowner



Yr Arglawdd



Total Area: 65.4 m² ... 704 ft²

All measurements are approximate and for display purposes only









Heathwood Road

Heath, Cardiff, CF14 4GH

Offers Over

£220,000

2 Bedroom(s) 2 Bathroom(s) 736.00 sq ft



Contact our

Llanishen Branch

02920 499680

In the popular area of Heath, this property is perfectly located for UHW, Cardiff University and the surrounding areas is this beautifully presented and spacious two bedroom ground floor apartment. Located off the popular Heathwood Road, the property is in it's own privately gated complex. Internally, the property offers spacious lounge leading into a lovely, fitted kitchen with integrated appliances and brilliant storage options. There are two double bedrooms, one of which offers an en-suite. Both are equipped with furnishings - see the floor plan for measurements. The property is completed by a stylish bathroom suite with large shower and bath tub. The communal areas offer great green space, a bin store and a bike shed. The block is very well maintained.





Hallway 5'6" x 7'0" (1.68 x 2.14)

Living Room 22'10" x 9'2" (6.98 x 2.8)

Kitchen 8'3" x 10'5" (2.54 x 3.18)

Storage 4'3" x 2'8" (1.32 x 0.82)

Bathroom 5'6" x 7'0" (1.68 x 2.14)

Bedroom One 9'11" x 11'8" (3.04 x 3.56)

Ensuite 3'11" x 10'2" (1.20 x 3.12)

Bedroom Two 8'3" x 11'8" (2.54 x 3.58)

Tax Band

Band E

Service charges

The service charge per annum £2,196 and includes Building insurance and Communal maintenance. Ground rent is £200 per annum, optional payments plans can be in place. There is 233 years left on the lease which ends 01/01/2259 from 250 in 2009

Tenure

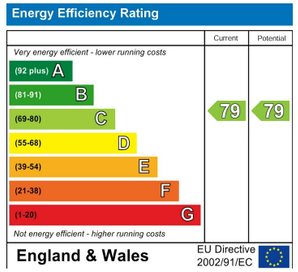
We are informed by our client that the property is Leasehold, this is to be confirmed by your legal advisor.










Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
79
79
England & Wales
EU Directive 2002/91/EC



