www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

Comments by Mr Jeff Hopkins

Property Specialist

Mr Jeff Hopkins

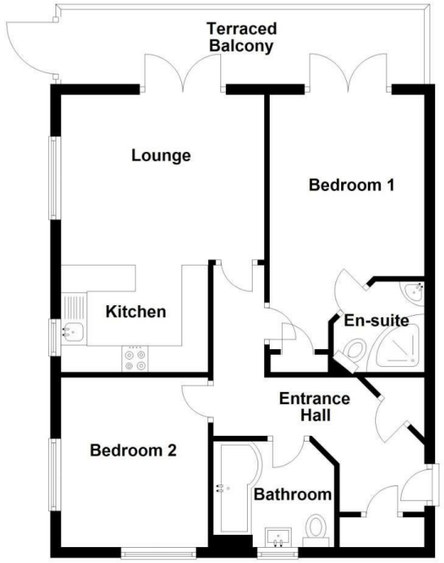
Valuer

jeff@jeffreyross.co.uk

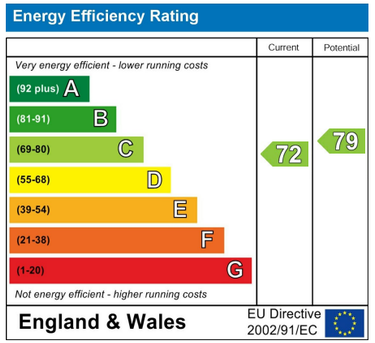
Comments by the Homeowner

Ground Floor

Approx. 59.6 sq. metres (641.6 sq. feet)



Total area: approx. 59.6 sq. metres (641.6 sq. feet)



Communal Entrance

Access via intercom entry leading to all apartments.

Entrance Hall

Access to all rooms, airing cupboard with newly fitted (May 2024) hot water cylinder plus generous storage cupboard with fitted power sockets plus shelving.

Lounge Kitchen 17'4" max x12'5" max (5.28m max x3.78m max)

Spacious open plan room combining the lounge to the kitchen, lounge area with side window plus French doors that lead onto the water facing terrace, TV point. The stunning kitchen installed by Crefft Kitchens with an extensive range of contemporary wall and base units with rounded corner cupboards and laminate worktop with inset stainless steel sink & drainer with mixer tap and Manderin stone surround, breakfast bar plus soft close doors & drawers and under lighting, integrated appliances include fridge, freezer, dishwasher, washing machine plus built in oven, induction hob & cooker hood, tiled floor, window to side.

Bedroom 1 15'9" max x 9'8" (4.80m max x 2.95m)

Large double bedroom with French doors opening onto the decked terrace, TV point, telephone point, contemporary feature timber wall, built in double hanging single wardrobe.

En Suite Shower Room

Refitted and stylishly appointed with a corner shower cubicle, corner pedestal wash hand basin and close coupled wc, fully tiled and tiled floor, extractor fan.

Bedroom 2 10'6" x 9' (3.20m x 2.74m)

Double bedroom, windows to front and side, TV point.

Bathroom

Refitted modern white suite comprising a panel P shape bath with over head shower plus shower attachment and glass screen, vanity wash hand basin - waterfall tap to the both and a close coupled wc, porcelain tiled floor, heated chrome towel rail, twin shaver point, window to front.

Outside

Large decked terraced balcony - Southerly Facing and overlooking the River Ely and established shrub border, exterior lighting

Information

We believe the property is leasehold with a 999 year lease from 1st June 1999 therefore with 974 years remaining. Ground Rent of £182.90 per annum and current service charge of £783.17 for the period 1st April - 30th September.
Council Band D - £1,823.39 (2024/2025)

Grangemoor Court

, Cardiff, CF11 0AL

£230,000

2 Bedroom(s) 2 Bathroom(s) 641.00 sq ft

Contact our
Penarth Branch
02920415161

Spacious water facing garden apartment on the ground floor. With a full width terraced and southerly facing balcony overlooking the River Ely. Beautifully presented and greatly improved. Includes a stunningly refitted kitchen by Crefft Kitchens to include Mandarin stone surround and fully integrated - fridge, freezer, dishwasher, washing machine plus built in oven, induction hob & cooker hood. Grangemoor Court is well placed fronting the inner river inlet known as a nature reserve and for ease of access to the M4 Motorway along the B4323. Nearby the shopping outlet park with a choice of Supermarkets, cafe's and other branded shops are within reach. Grangemoor Court is also well placed for the sporting amenities within the nearby sports village which include the International Pool and Welsh White Water Rafting Center. The Briefly comprising a communal entrance, intercom entry, hall, lounge open to the kitchen, 2 double bedrooms - master with refitted stylish en suite shower room plus a modern bathroom with shower completes the accommodation. Complimented with double glazing and electric heating to include a newly fitted (May 2024) hot water cylinder, Set in communal well tended grounds with on site caretaker. Benefiting from 2 allocated parking spaces with numerous visitor spaces and a lease of 974 years. Viewing highly recommended.