







14 Willow Grove
Cardiff, CF3 0LA

Offers In The Region Of £72,500

IDEAL FIRST-TIME PURCHASE OR INVESTMENT OPPORTUNITY

Situated within a popular residential area of St Mellons, this recently decorated studio flat offers an excellent opportunity for first-time buyers looking to get onto the property ladder or investors seeking a potential rental investment.

Located on the first floor of a purpose-built block, the accommodation comprises an open-plan studio living and sleeping area, fitted kitchen with integrated oven, hob and extractor, together with a range of white goods including a washing machine and fridge freezer.

Further benefits include a separate storage room, a bathroom fitted with a shower, wash hand basin and WC, and access to a large communal car park to the rear of the building.

The property is ideally positioned for commuters, with regular public transport links providing easy access to Cardiff City Centre. Furthermore, the A48 and M4 motorway are both just a short distance away, offering excellent road links to surrounding areas and beyond.

Conveniently located within the popular area of St Mellons, this property offers practical, low-maintenance living and is well worth a viewing

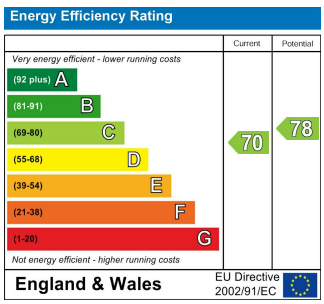
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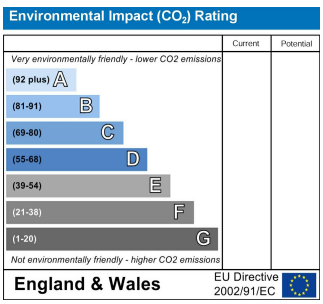
Leasehold Information

Lease term: Approximately 82 years remaining.
- Ground rent: £59.00
- Service charge: Payable every six months to FirstPort, currently approximately £1,040 per annum (£520.00 every 6 months)

Please note that these charges may vary slightly.




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
70
78
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
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