



Edwards & Co
property sales & lettings

19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

Melbourne Court
Tyn-y-Parc Road
Whitchurch
Cardiff
CF14

Guide Price £148,500



- NO CHAIN
- Ground Floor 1 bed apartment
- Large bright reception room
- Approx 130 years on the lease
- Investors and first time buyers
- Parking & garage
- Great location close to local amenities
- MUST BE VIEWED!

Ref: PRA53460

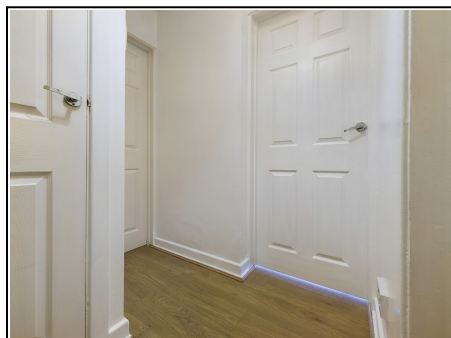
Viewing Instructions: Strictly By Appointment Only

General Description

Edwards & Co are delighted to offer for sale this one bed ground floor apartment in a great location in Rhiwbina close to all local amenities and excellent transport links. This property boasts a generous double bedroom including a large and bright reception room, kitchen and bathroom. The property is also accompanied with parking and a garage. **MUST BE VIEWED!**

Communal Entrance

UPVC entrance door to communal hallway and staircase to upper floor flats.



Entrance Hallway

White wooden internal doors to storage, bathroom, lounge and bedroom. Neutrally painted throughout with wood effect laminate flooring.



Principal Reception Room

Large principal reception room with UPVC window, radiator, neutral decoration throughout with wood effect laminate flooring and white internal wooden door to entrance hallway and kitchen.



Kitchen

Neutrally decorated with cream splash back tiles, range of wall, base and drawer units in wood effect with black granite worktops, stainless steel sink with chrome mixer tap and space for washing machine and fridge/freezer with integrated oven and hob.



Bedroom 1

Double bedroom with UPVC window, radiator, neutral decoration throughout with wood effect laminate flooring and white internal wooden door to entrance hallway.



Bathroom

White bathroom suite with shower over the bath, neutral tiles and painted walls, pedestal basin with chrome mixer tap and wc with inset flush.



Garage

Single garage with up and over door located opposite the on site parking.

Lease / Charges

We have been informed by the vendor there is approximately 130 years remaining on the lease.

We have been informed by the vendor there is a service charge of £55 per month.

We have been informed by the vendor that the ground rent payable of £35 per annum.

Services

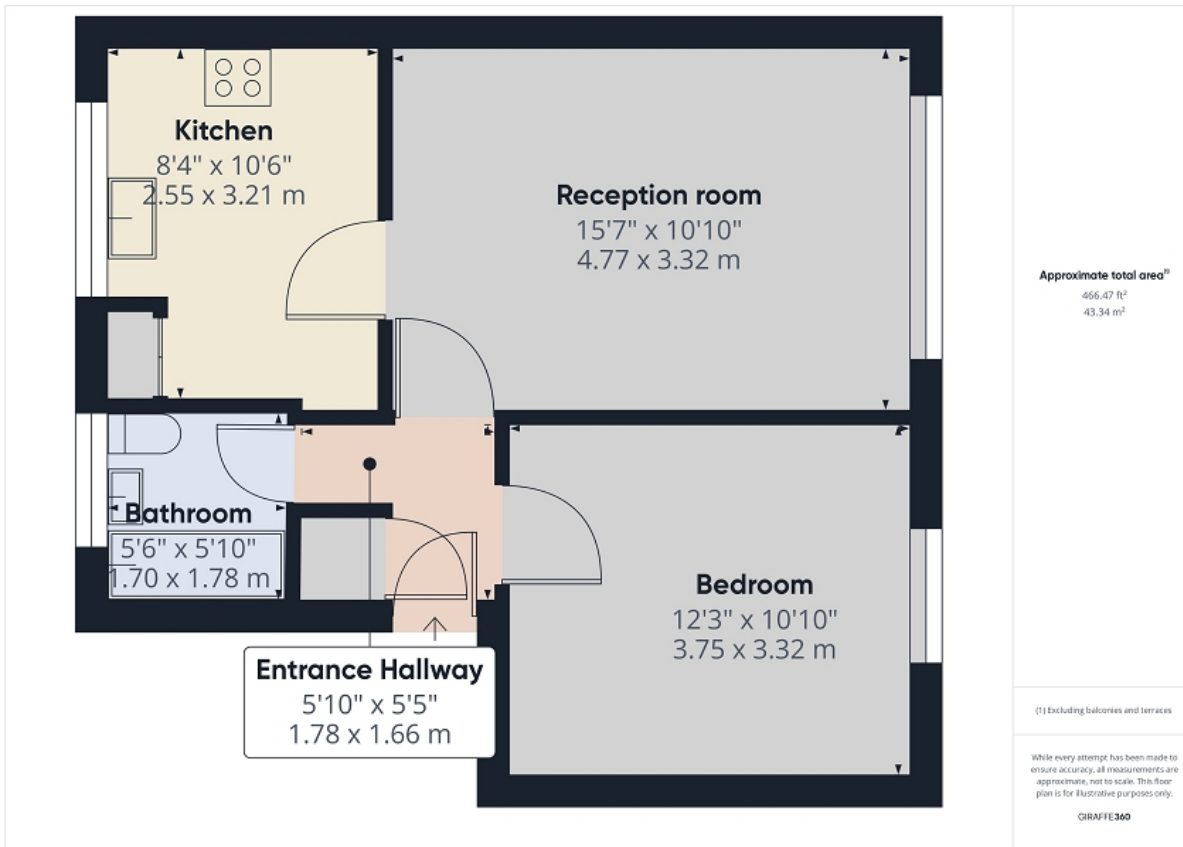
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band C



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.