

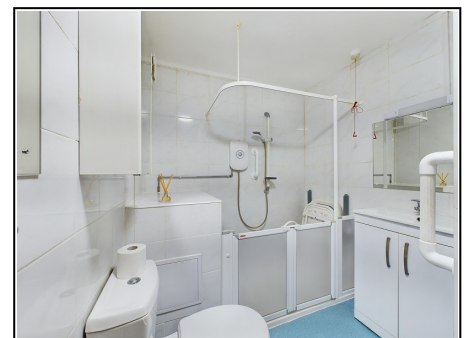


**Edwards & Co**  
property sales & lettings

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

Glendower Court  
Velindre Road  
Whitchurch  
Cardiff  
CF14

Guide price £125,000



- Superb and spacious 1 double bedroom apartment
- Generously proportioned lounge/dining room
- Fully fitted kitchen
- Shower room/wc with 'walk-in' shower
- Double bedroom with modern fitted furniture
- Re-furbished to a high standard throughout
- Communal gardens + parking
- House manager and residents lounge + guest suite
- Purchasers must be over 55 years of age - pets are allowed
- MUST BE VIEWED

Ref: PRA53549

## Viewing Instructions: Strictly By Appointment Only

### General Description

\*Very spacious, ideally located and beautifully re-furbished 1 double bedroom 'retirement' apartment\* Edwards and Co are delighted to offer for sale this fabulous McCarthy and Stone built ground floor apartment in Phase 1 Glendower Court Whitchurch. The property offers 'larger than average' lounge/dining room, kitchen, double bedroom and shower room/wc together with communal grounds, parking, residents lounge, house manager and guest suite. Over 55 purchasers only and attractive service charges and ground rent.

---



### Communal Entrance

Covered entrance way leading to the main automatic access door to the complex. Residents key fob entry and apartment-bell and voice call entry system.

---



### Communal Entrance Hall

Brightly decorated communal entrance hallway, complex managers office, residents lounge and access to residents apartments.

---



### Residents Lounge

Large, beautifully furnished, communal lounge with kitchen, fireplace and access to the rear gardens.

---



### Private Hallway to Apartment

Wooden fire door entrance with bell push opening into main entrance hallway. Brightly re-decorated in contemporary tones with new carpeted floors. Entry door system. Sensor light and pendant light fittings. Doors off to bedroom, lounge/diner, shower room and storage cupboard. Electric storage radiator.

---



## Lounge/Dining Room

Very spacious 'L-shaped' lounge and dining area with Upvc door opening out onto communal gardens to the front and with double doors into the kitchen. Recently re decorated with smooth plastered walls and textured ceiling, new carpet, contemporary wall lights, alarm pull cord. 2 electric storage radiators.



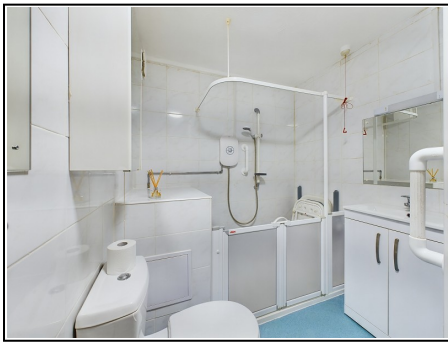
## Kitchen

Perfectly-proportioned fully fitted kitchen. Double, glazed doors lead off the lounge area. Fitted with a range of floor and wall units, oven with grill, 4 burner electric glass hob, fridge and freezer, stainless steel sink with drainer, mixer tap. Tiled splash backs, smooth plastered walls, textured ceiling, light fitting, emergency pull cord. Window.



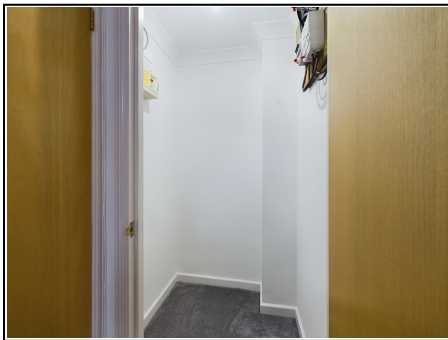
## Bedroom

A large double bedroom with stylish fitted bedroom furniture comprising of wardrobes and wall units. Bright modern decor, new carpet, wall lights, emergency pull cord. Window overlooking front gardens.



## Shower Room/Wc

Spacious shower room/wc with easy-access shower cubicle, shower with mixer tap and wall-mounted shower seat. Close coupled wc and pedestal wash hand basin. Tiled walls, textured ceiling, ceiling light, extractor and wall heater. Wall mirrors. Cupboard housing hot water storage cylinder.



## Storage Cupboard

Useful and sizeable storage cupboard located off the entrance hallway. Consumer units, ceiling light, smooth plastered walls, carpet.



## Communal Gardens

Well-tended communal gardens to front and rear, laid mainly to lawn, with outdoor patio and seating areas.

---



## Parking Area

Tarmacadam parking areas with marked bays. Cctv system.

---

## Agents Opinion

This is truly a 1st class example of a spacious and well-presented ground floor retirement apartment. Located only a short distance from the shops and all amenities that the Whitchurch area has to offer, and with car parking and communal grounds, this really is a must see property.

---

## Lease / Charges

We are informed by our vendor that there are currently 95 years left on the lease, with a service charge of £1,344 every 6 months and a ground rent payable of £514.14 per annum. There is a minimum age of 55 years for the purchaser and pets are allowed.

---

## Services

Mains electricity, mains water, mains drainage

EPC Rating:73

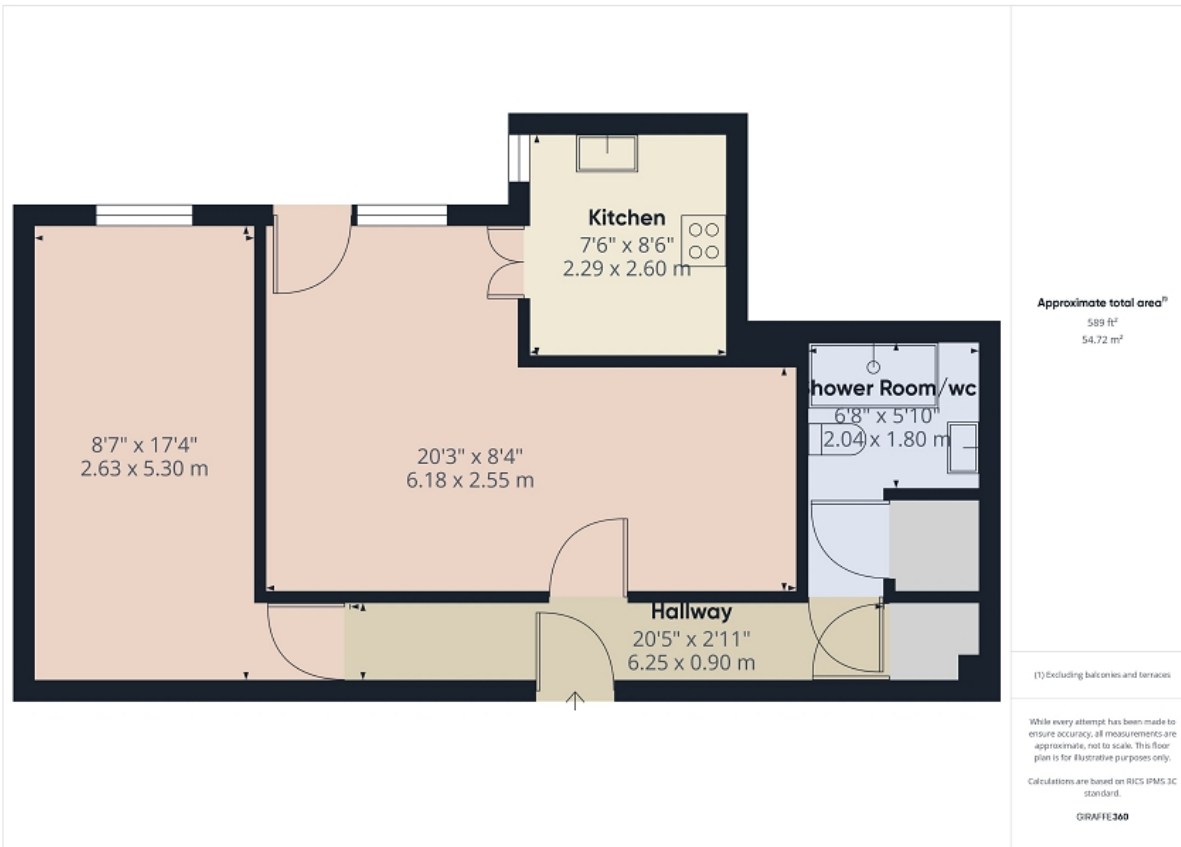
## Tenure

We are informed that the tenure is Leasehold

## Council Tax

Band Not Specified

---



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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.