



Edwards & Co
property sales & lettings

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Phoenix Way
Cardiff
CF14

Guide Price £160,000



- Well presented top floor flat in the Heath
- Spacious open plan kitchen/dining/living room
- Excellent sized double bedroom
- Sizeable bathroom
- Allocated parking space + visitor parking
- Lengthy lease of 105+ years - reasonable service charge
- Excellent road and rail links for City centre
- In close proximity to the Heath which provides for all local amenities
- Ideal for first time buyers
- NOT TO BE MISSED

Ref: PRA53907

Viewing Instructions: Strictly By Appointment Only



General Description

Well presented presented and ideally located 1 double bedroom apartment in The Heath, Cardiff Edwards and Co are delighted to offer for sale this spacious and modern top floor flat. The property offers excellent spacious accommodation with open-plan living/kitchen/dining area and a well proportioned double bedroom. The property is towards the end of the development in a quiet building which has been well maintained. The property further benefits from a secure entry system and allocated parking. NOT TO BE MISSED.



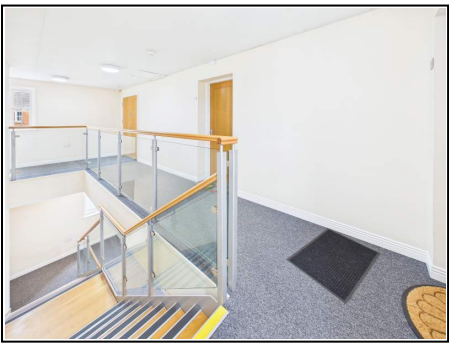
Communal Entrance

Covered entrance with security entry system and post boxes.



Communal Hallway

Well-maintained communal hallway with staircases to all floors. Carpeted flooring.



Communal Second Floor Landing

Second floor communal landing. Well maintained with windows to side aspects. Entrance to property.



Entrance To Property

Front door leading into entrance hall.



Entrance Hall

Bright and open entrance hall with doors leading to bedroom, bathroom and kitchen/living area. Useful storage cupboard and loft access hatch.



Living Area

A bright and well-proportioned living area with space for dining and lounging furniture and open plan to kitchen. Windows to front aspect and side aspect.



Living Area Second Angle

Modern living open plan to kitchen area with dining area to side.



Living Area Third Angle

As depicted.



Kitchen

Fully fitted kitchen with ample base and eye level units, integrated oven and gas hob with extractor fan over. Single bowl sink and drainer unit with mixer tap, window overlooking front aspect.



Kitchen/Dining Area

As depicted.



Bedroom 1

Beautifully presented and spacious double bedroom with window overlooking to the side. Storage cupboard, carpeted flooring.



Bathroom

Fully fitted bathroom. Bath with shower over with shower screen, w/c and wash hand basin with mixer tap. Part tiled walls.



Bathroom Second Angle

As depicted.



Allocated Parking

The property benefits from a allocated parking space to the side. There is additional visitor parking.

Lease/Charges

Lease length: Approximately 105 Years left on the lease.

Service Charge: Around £2,000 Per Annum.

Ground Rent: £135 Per Annum.

Agents Opinion

This well presented top floor flat is truly is a ideal first time buy, rental investment or down-sizer property. The property is enviably located close to all the wonderful amenities that the Heath has to offer. There is ample living space and a great lease length. Must be viewed to be fully appreciated.

Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band D





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	

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.