



Mclay Court, St Fagans Road, Fairwater, Cardiff. CF5 3BP

- INDEPENDENT LIVING RETIREMENT COMPLEX - OVER 55's
- SPACIOUS 1-BED GROUND FLOOR APARTMENT
- SPACIOUS LIVING / DINING ROOM
- FITTED KITCHEN
- DOUBLE BEDROOM with FITTED WARDROBE
- RESIDENTS LOUNGE with KITCHEN
- COMMUNAL LAUNDRY ROOM
- RESIDENTS PARKING & COMMUNAL GARDENS
- DOOR TO COMMUNAL GARDENS
- ON SITE DEVELOPMENT MANAGER
- VIDEO ENTRY SYSTEM (LINKED TO OWNERS TV)



PROPERTY DESCRIPTION

*** Guide Price £110,000 to £120,000 *** QUIET & PEACEFUL COMPLEX - RETIREMENT FLAT - OVER 55's - 1x DOUBLE BEDROOM - GROUND FLOOR - RESIDENTS LOUNGE with KITCHEN - LAUNDRY ROOM - COMMUNAL GARDENS - COMMUNAL PARKING - LEASEHOLD 97 Yrs Approx. REMAINING - CLOSE TO SHOPS/AMENITIES & EXCELLENT TRANSPORT LINKS - MR HOMES are very pleased to Offer FOR SALE this 1-Bedroom Ground Floor Retirement Apartment briefly comprising; Entrance Hallway, Spacious Lounge/Diner, Fitted Kitchen(Larger than Average), Large Double Bedroom with Fitted Wardrobes, A Modern Shower Room. The Property Benefits from uPVC Double Glazing Windows & Electric Heating. EPC Rating = C. Council Tax Band = D. EARLY VIEWING IS VERY HIGHLY RECOMMENDED - PLEASE CALL 02920 204 555 or Book Online - Viewings by Appointment... WWW.MR-HOMES.CO.UK



Communal Security Entrance

Entrance Hallway

Living Room

14' 1" x 12' 1" (4.29m x 3.68m)

Kitchen

8' 7" x 7' 7" (2.62m x 2.31m)

Double Bedroom with Fitted Wardrobes

17' 6" x 9' 3" (5.33m x 2.82m)

Shower Room

8' 4" x 7' 2" (2.54m x 2.18m)

Airing Cupboard (Houses Pressurised Tank)

4' 5" x 3' 2" (1.35m x 0.97m)

Large Storage Cupboard

7' 10" x 3' 4" (2.39m x 1.02m)

Communal Washing & Drying Room

Communal Bin Store

Communal Gardens - Enclosed

Residents Parking Only



MATERIAL INFORMATION

Council Tax: Band D
Council Tax: Rate £2,013.00
Parking Types: Residents.
Heating Sources: Electric. Night Storage.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: Level access. Wide doorways.

EPC Rating: C (78)
Annual Service Charge: £2,826.00
Has the property been flooded in last 5 years? No
Flooding Sources: None.
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

Mobile Signal

Tenure: Leasehold

Lease Start Date: 19 Nov 2001

Lease End Date: 01 Apr 2124

Lease Term: 125 years from 1 April 1999

Lease Term Remaining: 97 years

Last sold price: £115,000

Last sold date: 08/07/2022

Conservation Area: No

Flood Risk: River : Very low - Seas : Very low

Mobile coverage: EE - Vodafone - Three - O2

Broadband: Basic 15 Mbps - Superfast 80 Mbps - Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin



