





4 Windsor Court Maes-yr-Awel, Radyr

£199,950 Leasehold

A bright and spacious two good sized bedroom, first floor apartment in a sought after location. Entrance hallway, lounge with balcony, kitchen and diner, two good sized bedrooms and family bath and shower room. Electric heating. Communal parking and gardens. Garage. NO CHAIN. EPC rating: D.

Council Tax band: D

Tenure: Leasehold

Lounge
13' 0" x 12' 9" (3.95m x 3.89m)
A good sized primary bedroom with large window to front. Door to uPVC double glazed entrance door to balcony. Electric heater.

Kitchen And Diner
12' 11" x 11' 7" (3.93m x 3.54m)
Appointed along three sides in panelled fronts beneath wood grain effect laminate worktops. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring electric hob with cooker hood above and oven below. Space for low level fridge and freezer. Plumbing for washing machine. Plumbing for slim line dishwasher. Matching range of eye level wall cupboards. Tiled splash back. Windows to rear. Ample space for dining table. Electric heater.

Bedroom One
12' 9" x 11' 11" (3.89m x 3.62m)
With window to front, a good sized primary bedroom. Electric heater.

Bedroom Two
15' 1" x 8' 3" (4.61m x 2.51m)
Aspect to rear, a good sized second bedroom. Electric heater.

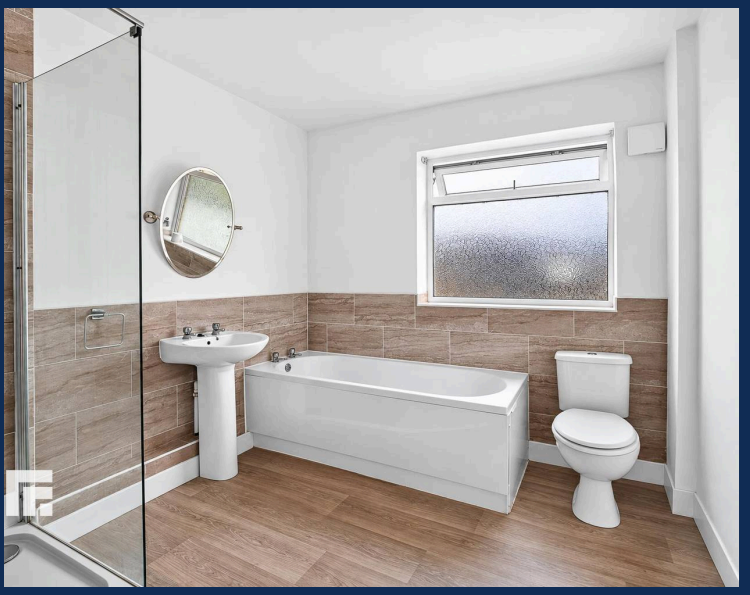
Family Bathroom And Shower Room
9' 5" x 8' 3" (2.88m x 2.51m)
Modern white suite comprising low level wc, wash hand basin, panelled bath, large walk in shower cubicle. Airing cupboard housing the hot water cylinder. Obscured glass window to rear. Chrome heated towel rail. Wall tiling to splash back areas.

Additional Information
Lease: 999 years from 1968 (940 years remaining)
Ground Rent: TBC Service Charges: Approx £120 pcm

AML
AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.









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