

FOR SALE | Guide Price £215,000 | 9 Blandon Way, Whitchurch, Cardiff CF14 1EH

CHAMBERS ESTATE AGENTS ARE DELIGHTED TO PRESENT THIS INVITING 2-BEDROOM GROUND FLOOR MAISONETTE ON BLANDON WAY. WITH A NEW LEASE, NEUTRAL DECOR, AND NO ONWARD CHAIN, THIS PROPERTY IS IDEALLY POSITIONED NEAR WHITCHURCH VILLAGE'S AMENITIES AND TRANSPORT LINKS. PERFECT FOR FIRST-TIME BUYERS OR DOWN-SIZERS.



CHAMBERS

EST. 1992



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Description

Blandon Way, Whitchurch - Charming 2-Bedroom Ground Floor Maisonette.

Chambers Estate Agents are pleased to present this well-appointed, two-bedroom ground floor maisonette on Blandon Way, ideally suited to first-time buyers or those seeking to downsize within the welcoming Whitchurch community.

This property benefits from a new lease and is offered with no onward chain and vacant possession, ensuring a seamless transition for its new owners. The interior has been thoughtfully designed with a neutral palette, providing a versatile canvas ready to be personalised.

Situated in the heart of Whitchurch, this maisonette is moments away from the vibrant village centre with its array of independent shops, cafes, and restaurants.

Excellent public transport links and proximity to Cardiff make it an ideal choice for those commuting or wishing to stay connected to city amenities, while still enjoying the charm and tranquility of village life.

Whether you're a first-time buyer or looking to downsize, this property offers an exceptional lifestyle opportunity in one of Whitchurch's most desirable locations.

Additional Information:

Tenure: Leasehold - Please verify via your Solicitor.

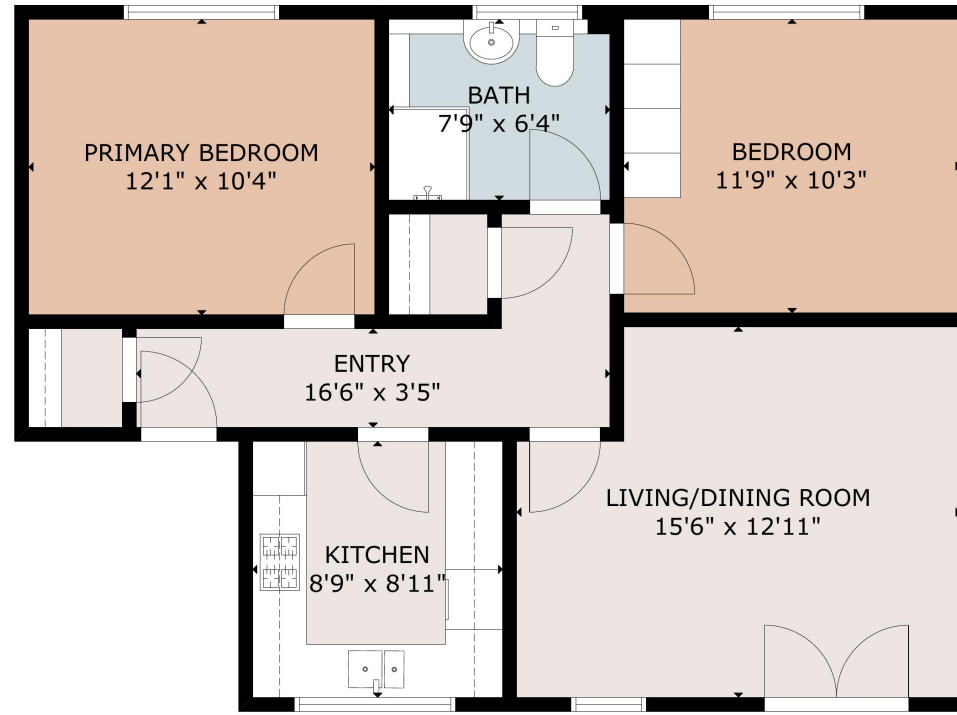
Lease Details - Recently renewed lease - 125 years from 09/08/2019. 121 years remaining.

Council Tax Band: D. £1601.00 per annum.

Square Footage: 695.00 sq ft.

Ground Rent: £0.00.

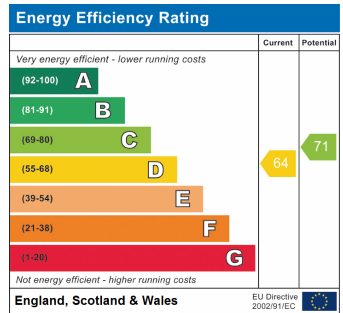
Service Charge: £275.00 per quarter to include Buildings Insurance.



GROSS INTERNAL AREA
TOTAL: 695 sq ft
GROUND FLOOR: 695 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GROUND FLOOR

Chambers



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.