

FOR SALE | Guide Price £195,000 | Dorchester Mansions, Park Lane, Whitchurch, Cardiff 7AW

A MOST SPACIOUS 2ND FLOOR APARTMENT LOCATED IN A WELL REGARDED RESIDENTIAL LOCATION ON THE OUTSKIRTS OF WHITCHURCH VILLAGE. INTERNAL VIEWING HIGHLY ADVISED.



CHAMBERS

EST. 1992



Description

Chambers Estate Agents have received formal instructions to market this most spacious apartment located on the 2nd floor of this purpose built block known as Dorchester Mansions, Park Lane.

The accommodation, which has been modernised throughout by the current owners, briefly comprises communal entrance hall, entrance hall, living room/dining room, contemporary fitted kitchen with integrated appliances and breakfast bar, three double bedrooms and a modern bathroom suite. The accommodation further benefits from gas central heating via newly installed combination boiler, Upvc double glazing, single garage and a brick-built shed.

Park Lane has always had a reputation of beautifully kept communal gardens and the gardens to the rear of Dorchester Mansion are no exception. These mature and well tended gardens have communal seating areas, flower borders and washing lines.

Park Lane is a fantastic location for those who commute with Coryton Train Station just a short walk from the property and a main bus route located on Park Road with multiple routes into the city centre, which is located approximately 3 miles from Whitchurch. There is easy access to the link roads for the A470 and M4 motorway, and the Taff Trail can be accessed from Park Road. The local schools are held in high regard.

This particularly spacious apartment will appeal to a wide demographic due to its location, long lease and extremely reasonable running costs.

Internal viewing is highly recommended.

Additional Information:

Tenure: Leasehold. Please verify via your Solicitor.

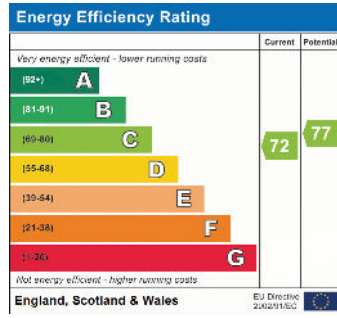
Lease Remaining: Recently extended and approximately 178 years remaining.

Monthly Maintenance Fees: £120 per month to include the buildings insurance.

Ground Rent: £100 per annum.

Land Tax: £100 per annum.

Sewerage: £100 per annum.



catchment area: Ysgol Gynraed Melin Gwffydd, Welsh medium secondary catchment

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.