

SOLD STC | Guide Price £289,995 | Berkeley Court, Rannoch Drive, Cardiff CF23 6LU

A SPACIOUS GROUND FLOOR APARTMENT LOCATED IN A HIGHLY DESIRABLE RESIDENTIAL LOCATION. IN NEED OF MODERNISATION. NO CHAIN.



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EST. 1992



Description

Chambers Estate Agents are delighted to receive formal instructions to bring this spacious ground floor apartment to the open market.

The accommodation, which requires full renovation throughout, briefly comprises entrance hall, living room through to the dining room, fitted kitchen/breakfast room, two double bedrooms, bathroom and separate cloakroom/wc. Further benefits include ample built-in storage cupboards and wardrobes, double glazing, gas central heating, garage, off-road parking and communal gardens.

The lease is currently in the process of being renewed with new terms to be confirmed in due course.

Rannoch Drive is a sought after location on the outskirts of Cyncoed village. Cyncoed is widely regarded as one of the most affluent suburbs of Cardiff located approximately 3 miles outside of the city centre. There are excellent local amenities to include a Co-op mini-market, cafe, pharmacy and Post Office, as well as Cardiff Golf Club, which is a highly regarded private members course. The Reservoir has recently reopened together with an on-site cafe and parking, and is popular with those looking to take part in water sports and nature walks.

Offered to the market with no chain and vacant possession.

Additional Information:

Tenure: Leasehold. New terms to be agreed.

Ground Rent: TBC.

Maintenance Charge: TBC

Council Tax: F. Approximately £2639.00 per annum.

Square Footage. 1060.00 Sq Ft. Please verify via your own means.



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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.