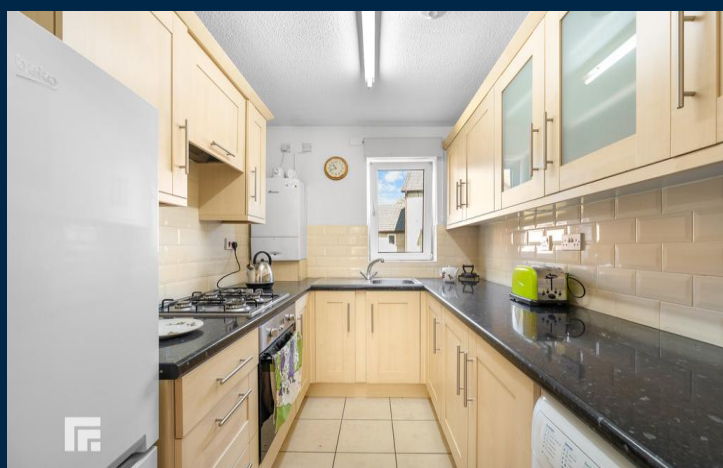




5 NORBURY COURT
BAILEY CLOSE
CARDIFF CF5 3BH

ASKING PRICE OF
£150,000



RETIREMENT APARTMENT



2



1



1



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**** TWO BEDROOM GROUND FLOOR RETIREMENT MAISONETTE ** MODERN PRESENTATION THROUGHOUT ** NO CHAIN **** A beautifully maintained and bright, two bedroom ground floor maisonette, having its own individual entrance, located in a convenient location a short distance from amenities and transport links. Entrance hallway with storage cupboards, lounge and diner with french doors to the lawned communal garden and paved patio, neat fitted kitchen, two bedrooms and a modern shower room. Well manicured lawned communal gardens, clothes drying lines, communal parking. Minimum age for residents is 55 if retired; or age 60 years old if still working. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: B

FLOOR AREA APPROX: 563 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in the popular suburb of Fairwater with a variety of local amenities and public houses. There are regular bus and train services and the property is within easy commuting distance of Cardiff City Centre. Easy access to M4 motorway.

ENTRANCE HALLWAY

Approached via a uPVC double glazed entrance door leading to the L-shaped hallway. Large airing cupboard, radiator. Additional storage cupboard.

LOUNGE/DINER

15' 11" x 9' 10" (4.86m x 3.72m)

With french doors leading to the rear paved patio and communal garden. Feature fireplace. Large built in storage cupboard. Laminate flooring. Radiator. Door to kitchen.

KITCHEN

9' 0" x 6' 7" (2.76m x 2.02m)

Appointed along three sides in woodgrain panelled fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above with oven below. Space for fridge freezer. Plumbing for washing machine. Matching range of eye level wall cupboards. Wall mounted 'Worcester' combi gas central heating boiler. Tiled splash back. Tiled flooring. Window to front.

BEDROOM ONE

13' 10" x 8' 8" (4.24m x 2.66m)

Overlooking the beautifully maintained communal gardens, a good sized primary bedroom. Radiator.

BEDROOM TWO

8' 0" x 7' 11" (2.45m x 2.42m)

Overlooking the communal garden. Laminate flooring. Radiator.

SHOWER ROOM

8' 7" x 5' 0" (2.62m x 1.53m)

Modern shower room with white suite comprising low level wc, vanity wash basin with storage below, corner shower cubicle with chrome shower. Full wall and floor tiling. Chrome heated towel rail. Obscured glass window to front.

COMMUNAL PARKING

Parking for residents on a first come first served basis.

ADDITIONAL INFORMATION

Service charge: £2439.72 Per Annum

Tenure: Leasehold 99 years from 2014. 87 years remaining.

The Sinking Fund is to 2% upon the completion of the sale as we shall be surrendering the old Lease and granting a new 999 Year Lease simultaneously.

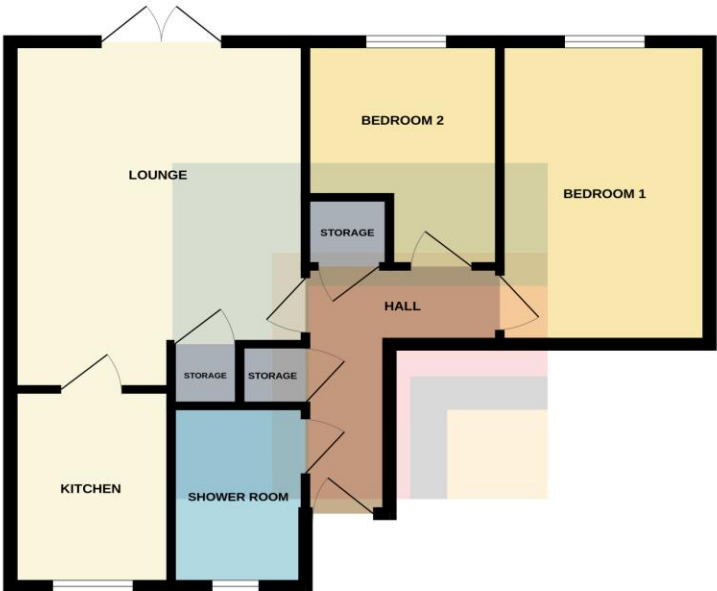


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GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 563 sq ft. (52.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan Studio

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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