



Russell Court, Russell Street, Cardiff, CF24 3EG

£140,000



- **Two Double Bedrooms**
- **Ideal First Time Buy**
- **No Onward Chain**
- **Second Floor Apartment**
- **Bathroom and En Suite**
- **Investment Opportunity**
- **EPC Rating TBC**

Description...

This two double bedroom top floor apartment in the heart of Roath is being offered to market with no onward chain. Well presented throughout, this home offers stylish living within easy walking distance to Cardiff City Centre. Briefly comprising an open plan kitchen/lounge/diner space, two double bedrooms, one of these boasting an en-suite shower room plus a main family bathroom.

Additional Information

Tenure: Leasehold

Years Remaining: 113

Service Charge: £715.42 per 6 months

Ground Rent: £200 p/a

Council Tax Band: D

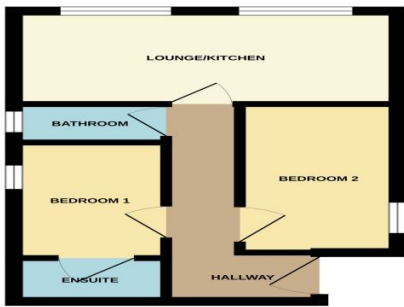
Accommodation...

- Entrance Hallway
- Lounge/Kitchen
- Bedroom One
- En-Suite Shower Room
- Bedroom Two
- Main Bathroom





GROUND FLOOR

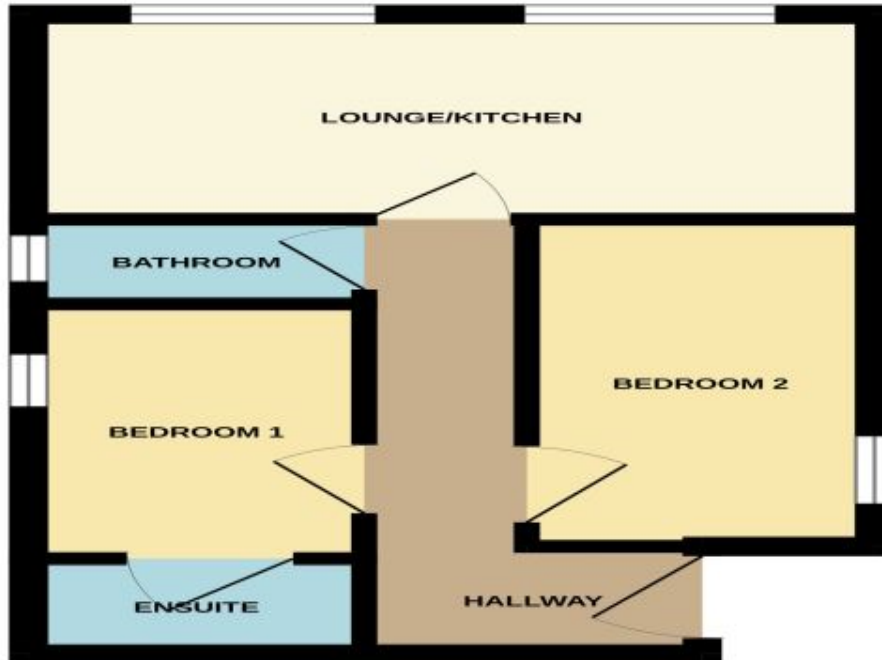


TWO BEDROOM SECOND FLOOR FLAT

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Floorplan

GROUND FLOOR



TWO BEDROOM SECOND FLOOR FLAT

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 mis-statement. 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.
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Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		