



**7 Colchester Court, Melrose Avenue, Penylan, CF23 9AU**

**£180,000**



- Sought After Location
- Close To Local Amenities
- Single Garage
- Ideal First Time Purchase
- Maisonette
- EPC Rating TBC

# Description...

James Douglas Cardiff are very pleased to offer new to the sales market this spacious Two bedroom Maisonette. Situated in the highly sort after area of Penylan. With an array of shops and amenities within walking distance and Roath Park lake offering beautiful walks this property is ideal. Briefly comprising a Spacious lounge, open plan Kitchen, Two spacious bedrooms and a Shower room. The property further benefits from a single garage. Properties in this area are hard to find so give us a call to book a viewing on 02920456444.

Lease has recently been extended for a further 125 years .

Service charges = £109.47 per month no Ground rent charges.

Sold as seen.

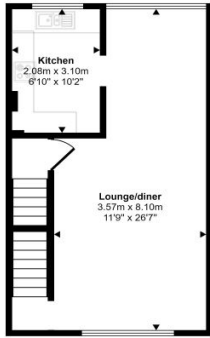
Council tax band - D

# Accommodation...

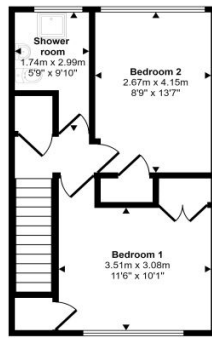
- Hall & Stairs
- Lounge
- Kitchen
- Bedroom 1
- Bedroom 2
- Shower room



Approx Gross Internal Area  
74 sq m / 793 sq ft



Ground Floor  
Approx 37 sq m / 398 sq ft



First Floor  
Approx 37 sq m / 395 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Floorplan

## Energy Rating

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