



7 Barletta House Vellacott Close, Cardiff

£200,000 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

ENTRANCE HALL

Entered via upgraded front door leading from communal hallway. Laminate flooring. Wall mounted security entry intercom system. Doors to both bedrooms, bathroom, and storage cupboard. Pendant light fitting. Carpeted stairs rising to first floor.

LOUNGE

Carpet to floor. Spotlights. Power points. TV and telephone point. Double glazed windows. Radiator.

KITCHEN/DINER

Modern fitted separate kitchen with a range of wall, base and drawer units with worktops incorporating stainless steel sink with hot and cold tap. Four ring gas hob with extractor fan above and oven beneath. Ample storage. Integrated washer/dryer, fridge/freezer and dishwasher. Stainless steel splashback. Storage cupboard housing Combi-boiler. Spotlights. Power points. Tiled flooring. Double glazed window. Radiator. Space for dining table and chairs.

MASTER BEDROOM

Carpet to floor. Pendant light fitting with additional spotlights. Fitted wardrobes. Double glazed window. Power points. Radiator.

BEDROOM TWO

Carpet to floor. Double bedroom. Double glazed window. Power points. Pendant light fitting with additional spotlights.

BATHROOM

Vinyl flooring. Tiled walls. White three-piece-suite comprising WC, vanity wash hand basin with hot and cold tap over and storage beneath, and panelled bath with hot and cold tap over and handheld shower attachment over. Spotlights. Shaver point. Wall mounted mirror. Extractor fan.

PARKING

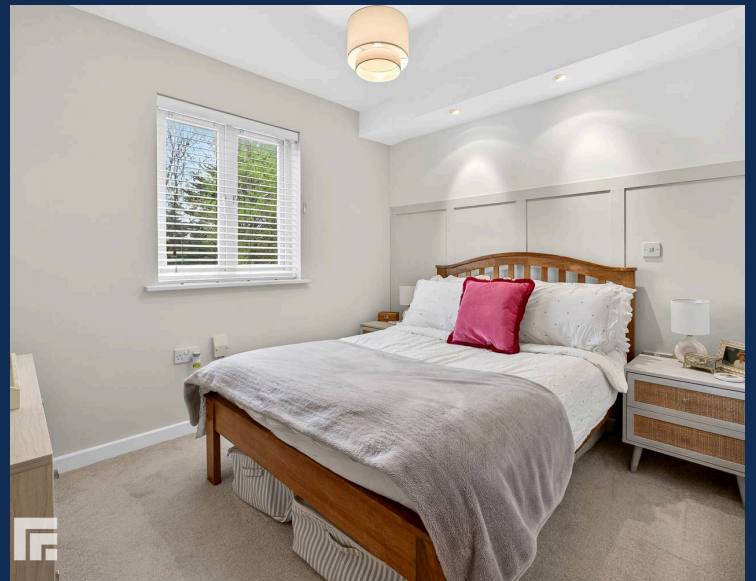
Secure gated access, to one allocated parking space. Visitor parking.

TENURE

MGY are advised that the property is leasehold with a term of 150 years from 2000. Service charges of £2,386.45 per annum, which includes water rates, building insurance, security entry intercom system, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, secure gated access to an allocated parking space, visitor parking and parking management. No ground rent.

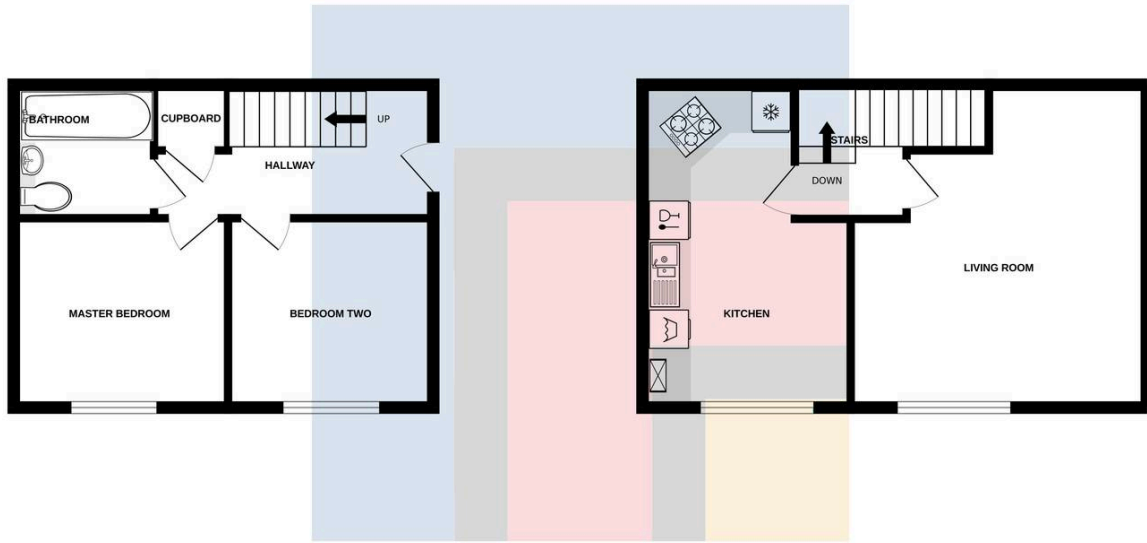
AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



SECOND FLOOR

THIRD FLOOR



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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CARDIFF 029 2046 5466

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