



13 Sorento House Vellacott Close, Cardiff

£180,000 Leasehold

****IDEAL FIRST TIME PURCHASE* IMMACULATLY PRESENTED* NO CHAIN**** MGY are pleased to present for sale a spacious two bedroom, second floor apartment...

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

ENTRANCE HALL

Entered via front door leading from communal hallway. Wall mounted intercom system. Laminate flooring. Wall mounted electric heater. Pendant light fitting. Doors to all rooms and two storage cupboards, one housing hot water tank.

LOUNGE/DINER

Dimensions: 17' 10" x 13' 0" (5.45m x 3.98m). Laminate flooring. Pendant light fittings. Three sets of double glazed uPVC windows to front and side aspect. Ample natural daylight. TV and telephone point. Power points. Wall mounted electric heaters. Door to kitchen.

KITCHEN

Dimensions: 13' 9" x 9' 0" (4.21m x 2.76m). Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over and electric hob with extractor above and oven beneath. Tiled splashback. Integrated fridge/freezer. Space and plumbing for washing machine. Power points. Tiled flooring. Double glazed uPVC windows to side aspect. Ample natural daylight. Pendant light fitting. Wall mounted electric heater.

MASTER BEDROOM

Dimensions: 10' 5" x 9' 4" (3.18m x 2.86m). Continuation of laminate flooring. Double glazed uPVC window to front aspect. Power points. Pendant light fitting. Wall mounted electric heater.

BEDROOM TWO

Dimensions: 7' 4" x 13' 1" (2.24m x 3.99m). Continuation of laminate flooring. Pendant light fitting. Power points. Double glazed uPVC window to front aspect. Wall mounted electric heater.

BATHROOM

Dimensions: 7' 3" x 6' 11" (2.23m x 2.12m). Vinyl flooring. Partially tiled flooring. White three-piece-suite comprising WC, vanity wash hand basin with hot and cold tap over, panelled bath with mixer tap over and electric shower above. Chrome heated towel. Shaver point. Pendant light fitting. Extractor.

PARKING

Secure barrier access to an allocated parking space. Ample visitor parking.

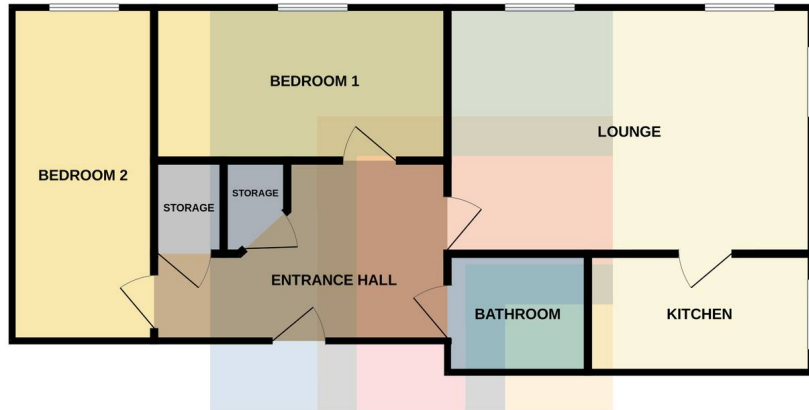
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2000. Service charges of £1,994 per annum, which includes water rates, building insurance, secure intercom entry system, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure barrier fob access to an allocated parking space, bike storage, visitor parking and parking management. Ground rent £50 per annum.

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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

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