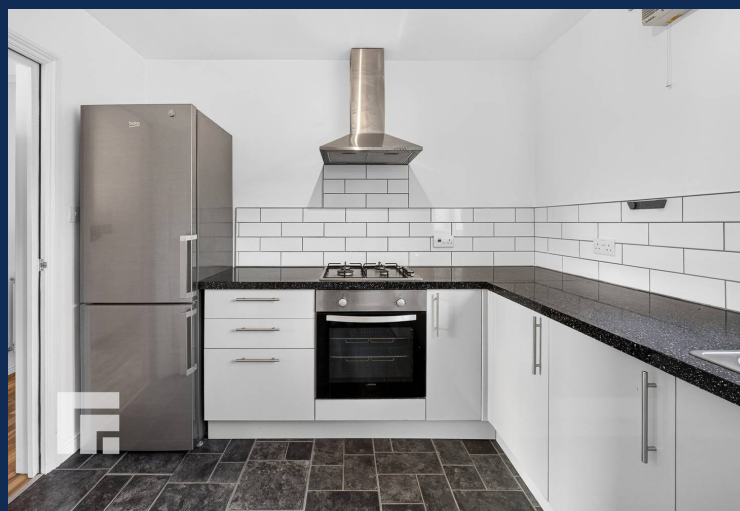




36 Corvette Court, Cardiff

£199,950 Leasehold

Council Tax band: D

Tenure: Leasehold

LOCATION

Corvette Court development is situated in a fantastic location. It is within walking distance to the City Centre, with numerous coffee shops, bars and restaurants on its doorstep. Ample shops, including St Davids and St Davids 2 shopping centres. A great location to enjoy the vibrant city. Cardiff Central train station and public transport is also within close proximity, linking to surrounding areas of Cardiff.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Vinyl wood effect flooring. Wall mounted intercom system. Two large storage cupboards. Wall mounted radiator.

KITCHEN

11' 11" x 9' 3" (3.63m x 2.82m)

Large separate kitchen. Double glazed uPVC windows to front. Laminate tile effect flooring. Part tiled walls.

Modern fitted units, with work surfaces incorporating stainless steel sink. Ample storage. Built in oven, with four ring gas hob and stainless steel extractor hood over. Wall mounted Combi-boiler. Space for fridge freezer, washing machine and dishwasher. Extractor fan.

LIVING ROOM

16' 1" x 15' 6" (4.90m x 4.73m)

Double glazed uPVC bay windows to front, with French doors leading to Juliette balcony. Great views of the communal gardens. Laminate wood effect flooring. T.V Aerial point. Telephone point. Two wall mounted radiators.

MASTER BEDROOM

10' 5" x 12' 8" (3.18m x 3.87m)

Double glazed uPVC doors to side leading out to second Juliet balcony. Double bedroom. Laminate wood effect flooring. Wall mounted radiator. TV Aerial point.

BEDROOM TWO

9' 6" x 9' 10" (2.90m x 3.00m)

Double glazed uPVC windows to rear. Double bedroom. Laminate wood effect flooring. Wall mounted radiator.

BATHROOM

7' 8" x 7' 1" (2.34m x 2.16m)

Modern bathroom. Obscure double glazed uPVC window to rear. Vinyl tile effect flooring. Part tiled walls. Shower cubicle, with shower attachment. Pedestal wash hand basin. W.C. Extractor fan.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 1997. Low service charges of £1200 per annum, which includes building insurance, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space, visitor parking and parking management. No ground rent.

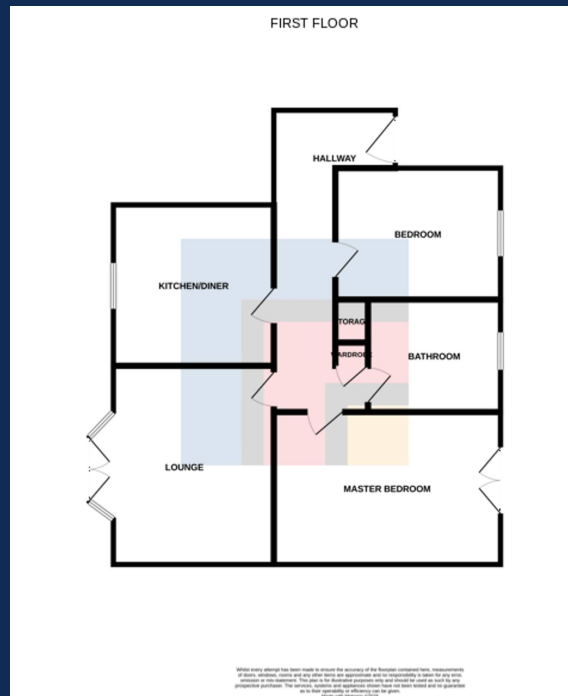
PARKING

Allocated parking space. Visitor parking.

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.





CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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