

# FOR SALE

## LIVERMORE COURT PENYLAN



This is a very attractive ground floor one bedroom apartment, located just off the very popular and sought after area of Colchester Avenue, Penylan.

Within walking distance to local shops, including Sainsbury and Albany Road, and with excellent transport links into the City Centre, M4 and local rail network, the apartment is decorated to a good standard and is light and airy.

The property benefits from UPVC double glazed windows, gas central heating, communal satellite & TV aerial, good storage, allocated parking, communal bike store and secure video door entry.



**75% Purchase price £93,750**  
**(100% Price - £125,000)**



**Viewings** will be held 2nd August '23 (between 4.00pm – 6.00pm)

**Please contact Carol on 029 2046 8491 or 07966 632754 to arrange a viewing time.**

**Deadline for applications: 5.00pm, 29th August '23**

## Property Information

- Hallway (3.3m x 1.08m) – spacious entrance to apartment with access to a storage cupboard, plus a separate airing cupboard. Wall mounted door entry system. Fitted safe in storage cupboard. Carpets to remain.
- Lounge (3.49m x 3.1m) – sunny and spacious open plan living space with neutral carpets. Curtain pole & blinds to remain.
- Kitchen (3.1m x 3.1m) – modern fully fitted kitchen with external window, extractor fan and ample space for white goods. Fitted shelf, blind, fridge/freezer, cooker and washing machine to remain. Good quality grey whitewash wood panel effect laminate flooring.
- Bathroom (2.1m x 1.76m) – modern white bathroom with walk in shower, vinyl flooring and extractor fan. Fitted mirror to remain.
- Master Bedroom (3.49m x 3.11m) – good size double bedroom with neutral carpet and a built-in cupboard. Curtain pole, blinds, corner shelves and fitted shelf above bed to remain.
- Parking – Allocated parking space, bike storage and additional off-road parking is also available in the local area.
- Service Charge - £495.13 per quarter, which includes gas central heating charges, water rates, communal maintenance, ground rent and buildings insurance.
- Council Tax— Band D
- Tenure — Leasehold (125 years from Sept 2013)
- EPC Rating – 83 (B) Full report will be provided to successful applicant.

All flooring, window blinds, fridge/freezer, cooker & washing machine to remain in the property.

## More Information

This property is sold as SHARED EQUITY. The successful applicant will purchase an 75% equity share under the First Homes Cardiff Scheme and will be the 100% registered owner of the property on sale completion. Cardiff Community Housing Association will retain the remaining 25% equity share in the property.

Rent is not payable on the 25%.

### Disclaimer

These sales particulars are for general guidance purposes only. They do not form or constitute any part of an offer or contract. We have not carried out a structural survey of the property and any services, appliances of specific fittings mentioned in these details have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and must not be relied upon when purchasing carpets and other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given only and should be checked and confirmed by a licensed conveyancer prior to exchange of contracts.

