

The Gables The Southra, Dinas Powys CF64 4DN

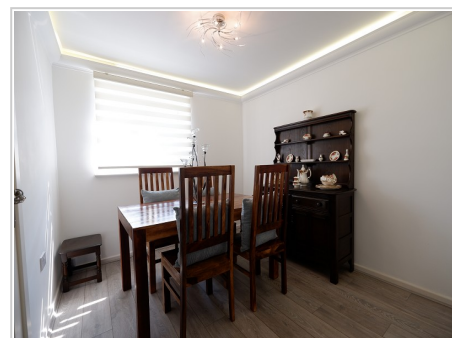
149,500



- GROUND FLOOR FLAT
- FULLY REFURBISHED
- AVAILABLE WITH ALL QUALITY FURNITURE
- ALL FIXTURES, FITTINGS & TV TO STAY
- OWNER MOVING ABROAD
- GARAGE
- 999 YEAR LEASE FROM 1982
- COMMUNAL GROUNDS & CAR PARKING
- DIRECT ACCESS TO THE COMMON

Ref: PRA11205

Viewing Instructions: Strictly By Appointment Only



General Description

FULLY REFURBISHED & AVAILABLE WITH ALL FURNITURE, TV, FIXTURES & FITTINGS DUE TO RELOCATION.
NO PETS. NO CHAIN.

Accommodation

Property Summary

Flat 1 enjoys a prime location within The Gables.

Access is via a secure, internal, communal stairwell which services the 6 apartments within the block.

The property also benefits from a garage and sits within landscaped grounds which in addition to lawned areas, has dedicated and visitor parking, bin stores and rotary clothes lines.

999 year lease commencing 1982.

The service charge payable is £115 per calendar month (£1,380 per annum).

The owner is moving abroad so the flat is available without the complication of an onward chain.

It is also offered with all furniture, fixtures and fittings.

This will include sofas & chairs, the dining room table & chairs, bed, TV, fridge / freezer and washing machine etc.

Communal Entrance Hall

Smart and well maintained communal areas servicing the 6 apartments which form the block.

Glazed uPVC entrance door.

Apartment Hallway

Generous and bright hallway with doors leading to the kitchen, living area, both bedrooms and the bathroom.

Further door to the airing cupboard which houses the immersion heater.

Wood effect floor covering.

Living Area (15' 9" Max x 13' 1" Max) or (4.80m Max x 4.0m Max)

Spacious rectangular living area with broad window.

Feature lighting.

Wood effect floor covering.

Kitchen (13' 5" Max x 5' 7" Max) or (4.10m Max x 1.70m Max)

Well equipped, modern kitchen with matching wall and base units forming an 'L' shape.

Work surfaces with sink unit.

Built in electric oven with electric hob above and fitted extractor hood over.

Space for a fridge / freezer and space / plumbing for a washing machine.

Pair of windows and slate effect floor.

Bedroom 1 (13' 1" Max x 12' 2" Max) or (4.0m Max x 3.70m Max)

Large double bedroom incorporating fitted wardrobes with sliding mirrored doors.

Window allowing generous levels of natural light.

Fitted carpet.

Bedroom 2 (9' 10" Max x 9' 0" Max) or (3.0m Max x 2.75m Max)

A second double bedroom with built in wardrobe.

Presently used as a second reception / dining room.

Wood effect floor.

Bathroom (8' 4" Max x 6' 11" Max) or (2.55m Max x 2.10m Max)

Fabulous, recently updated, fully tiled bathroom with bath (shower and shower screen over), WC with concealed cistern and vanity wash hand basin.

Window with obscured glass.

Services

Mains electricity, mains water and mains drainage.

EPC Rating:47

Tenure

We are informed that the tenure is Share of Freehold

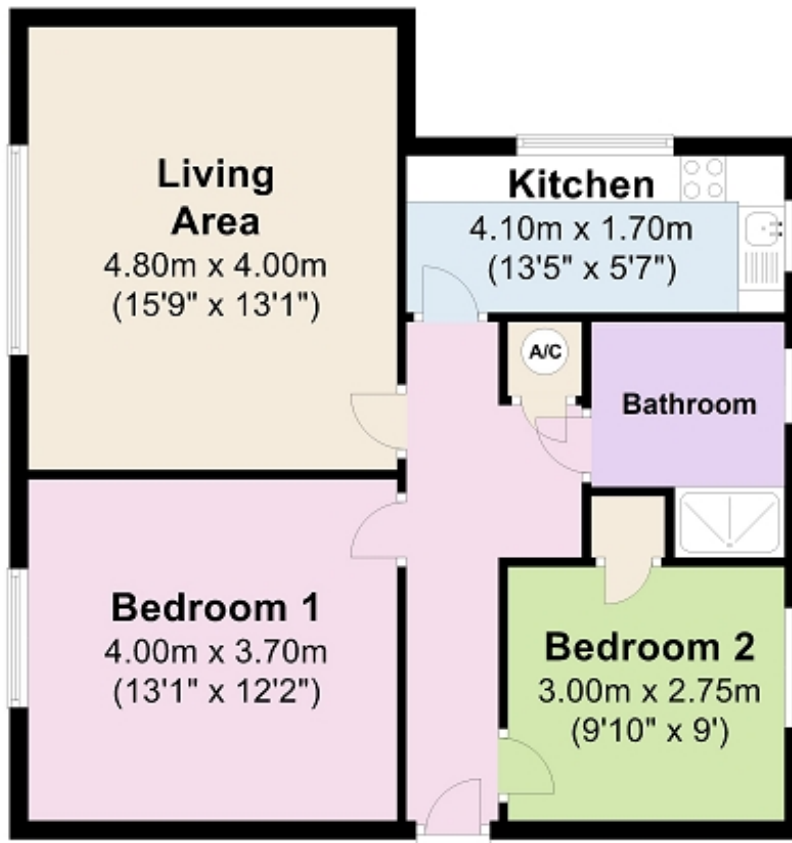
Council Tax

Band C



The Gables

The Southra, CF64 4DN



Total area: approx. 64.5 sq. metres (694.3 sq. feet)
For illustration purposes only - not to scale

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.