

LEASEHOLD



House - Terraced

**7 ROMILLY  
CRESCENT,  
PONTCANNA,  
CARDIFF, CF11  
0ND**

Offers In The Region

**£450,000**

FEATURES



# 4 Bedroom House - Terraced located in Cardiff

Maison are proud to announce a fantastic opportunity for a buyer or investor. This incredibly well-presented property comprises of a ground floor shop premises and a 4 bedroom, duplex apartment with a balcony and garden.

A characterful four-bedroom apartment is in the popular area of Pontcanna near the Millennium Stadium and 10 to 15 minutes walk from the centre. The accommodation would be perfect for serviced accommodation and or as a family home.

The property will benefit from a 999 lease with no ground rent. The lease will provide that the interior and the windows are demised to the owner. Upon completion of the sale of both the property and adjacent commercial space (constituting the whole of the building of which the property forms part), the intention would be to permit the setting up of a management company (with the long leaseholders of the property and adjacent commercial space being shareholders and directors of such management company) to manage, decision-making and any structural works and insurances (by way of the transfer of the freehold reversion into the management company). A service charge will be payable subject to a costed budget and forecast to deal with ongoing structural maintenance / exterior decoration and the cost of keeping the building adequately insured.



Call us on  
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www.maison.wales

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

