

Stephenson Court  
Wordsworth Avenue  
Cardiff  
CF24

£100,000



- Two Bedroom Retirement Apartment
- Communal Rooms and Gardens
- Allocated Parking
- On Site Warden
- Close Proximity to City Centre
- EPC Rating: C
- Council Tax Band: C



**Ref: PRA11990**

Viewing Instructions: Strictly By Appointment Only

# General Description

Welcome to Stephenson Court, a generously sized two-bedroom retirement apartment on the first floor ideally located on the edge of Cardiff City Centre. Offered with no onward chain, this well-presented home provides comfortable and convenient living for those seeking a relaxed lifestyle close to urban amenities.

The accommodation comprises an entrance hall, a bright and airy lounge/diner, a fully fitted kitchen, and an accessible shower room. Both bedrooms are well-proportioned with excellent natural light thanks to thoughtfully positioned windows. Additional benefits include a private lockable storage cupboard, perfect for extra storage needs.

Residents of Stephenson Court enjoy access to a range of communal facilities, including a welcoming lounge, kitchen, laundry room, and a beautifully maintained rear garden. Off-road parking is also available for residents and visitors.

The complex is managed by an on-site House Scheme Manager and features a 24-hour communal alarm system for added peace of mind. A regular bus service connects the area to Cardiff City Centre and nearby amenities, making this a truly convenient place to call home.

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## Accommodation

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Entrance



Hallway

Papered walls, textured ceiling, radiator, carpeted flooring, doors to all rooms;



Living Room

Papered walls, textured ceiling, radiator, carpet flooring, PVC window to front aspect, door into kitchen;



Kitchen

PVC window to front aspect, wood effect flooring, tiled splash back, range of matching wall and base units, electric hob and oven, stainless steel sink, door into storage cupboard.

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## Bedroom 1

PVC window to front aspect, radiator, papered walls, textured ceiling, carpeted flooring.

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## Bedroom 2

PVC window to front aspect, papered walls, textured ceiling, radiator, carpeted flooring.

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## Shower Room

Tiled walls, painted ceiling, accessible shower cubicle, mains fed shower with hand held attachment, heated towel rail, WC, wall mounted wash hand basin.

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## Communal Room

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:77

## Tenure

We are informed that the tenure is Leasehold

## Council Tax

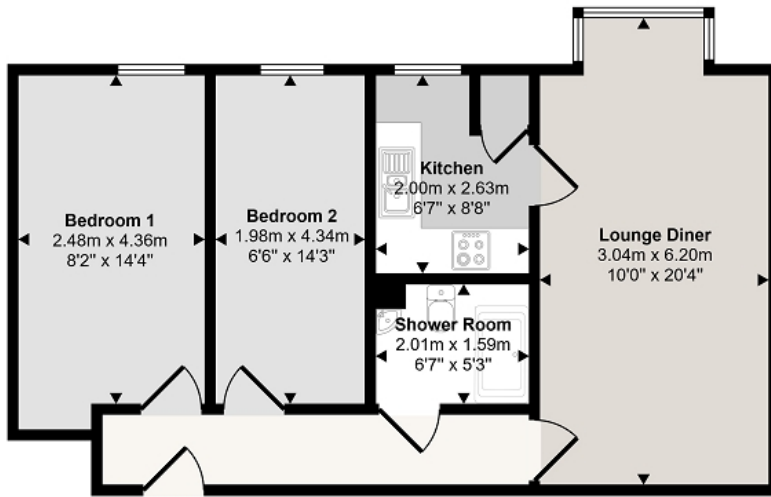
Band Not Specified

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Approx Gross Internal Area  
55 sq m / 588 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 			<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.