

10 Birch Court,

Latteys Close, Cardiff, CF14 4PZ



Estate Agents and Chartered Surveyors

Offers In Excess Of

£100,000



Ground Floor Flat

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Property Description

Situated on the ground floor of Birch Court this over 55's retirement residence has been beautifully maintained throughout. A purpose-built development located in the Heath area offering easy access to local amenities, shops and upon a number of bus routes leading in and around Cardiff. Offering operational lift and disability access with gated secure intercom entry system, and not to mention very well groomed communal gardens for all residence to enjoy.

Internally the property accommodation briefly comprises; Hallway, lounge open plan to kitchen, bedroom one and bathroom complete with three piece suite.

The development also benefits from lift, communal lounge, laundry and guest facilities. Externally the property benefits from allocated parking as well as visitor parking.

We have been advised by the current owner that the property is Leasehold with service charges and ground rent payable.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 409 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

Location in central Heath in North Cardiff within walking distance to a range of local shops, cafes and pharmacy's. Tucked away in a modern development with secure gated entry along with intercom entry into the building. Secure parking can also be found for residence and visitors. There are also a number of regular public transport links leading in and around Cardiff's city centre.

COMMUNAL HALLWAY

Enter via intercom entry system leading with lifts and staircase to all floors. Communal laundry room, communal cooking facilities and communal lounge where all residence are welcome. Enter via gated parking area with private parking for both residence and visitors. Communal gardens for all residents to enjoy offering a range of well groomed plants, trees and shrubs with lawn and patio.

HALL

Enter into hall with access leading to lounge, bedroom and bathroom. X2 Spacious storage cupboards.

LOUNGE

21' 11" x 10' 0" (6.69m x 3.07m)
Opening to kitchen. Wall mounted electric heater. UPVC double glazed door leading to communal gardens.

KITCHEN

7' 9" x 8' 10" (02.37m x 02.71m)
Fitted with a range of base and eye level units with worktops over. Built in oven, electric hob and cooker hood over. Inset sink unit plus drainer. Space for washing machine or dishwasher and space for under counter fridge/freezer. Window to rear.

BEDROOM

14' 1" x 9' 6" (04.30m x 02.91m)
Built in double wardrobes. Wall mounted electric heater. Window overlooking communal gardens.

SHOWER ROOM

Fitted with a three piece bathroom suite comprising of a walk shower, WC and wash hand basin. Wall mounted electric heater.

LEASE DETAILS

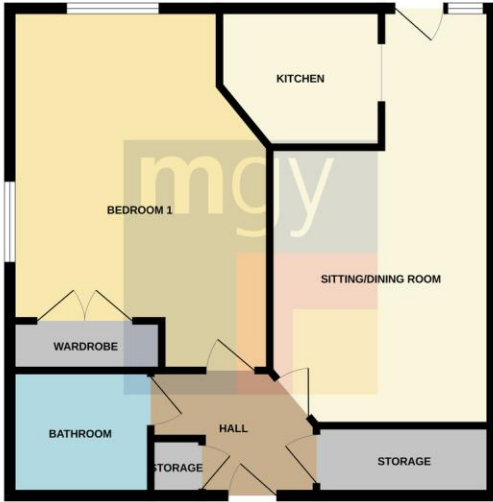
125 year lease from December 2005
Service charge £3200pa. Ground rent £420pa.

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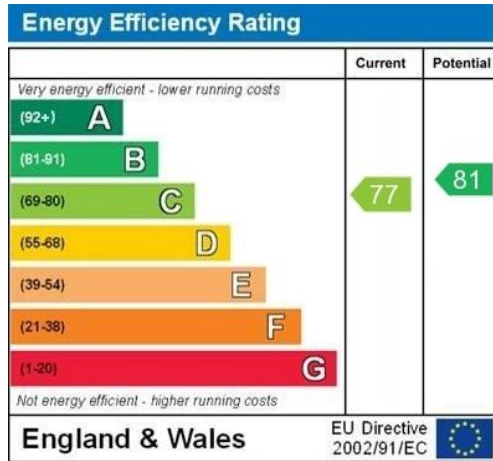


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GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, walls and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, appropriateness and applicability of dimensions cannot be guaranteed. Made with Metagen CAD22



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