

Latteys Close,

Birchgrove, Cardiff, CF14 4PZ



Estate Agents and
Chartered Surveyors

Asking Price

£110,000



Apartment

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Property Description

Positioned on the second floor of Birch Court this over 55's retirement residence has been beautifully kept throughout. A purpose-built development located in the Birchgrove 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.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 667 sq ft

Viewing Arrangements
Strictly by appointment

PROPERTY DESCRIPTION

Situated on the second floor of Birch Court this over 55's retirement residence is move in ready. A purpose-built development located in the Birchgrove 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, kitchen, bedroom one and shower room complete with three piece suite.

The development also benefits from lift to all floors, communal lounge, laundry room and guest suite/facilities. Externally the property benefits from a communal gated car park 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. Please ask for more information.

LOCATION

Located in Birchgrove 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 hallway, Doors leading to lounge, kitchen, bedroom and storage room. Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Single storage cupboard with fitted shelving ideal for house hold items.

LOUNGE

13' 0" x 10' 3" (3.96m x 3.12m)
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Feature fireplace with coal effect electric fire. Upvc double glazed window overlooking the communal gardens.

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KITCHEN

13' 0" x 6' 11" (3.96m x 2.11m)

Fitted with a range of base and eye level units with worktops over. Inset stainless steel sink unit plus drainer. built in oven, electric hob and cooker hood over. Space for free standing fridge/freezer. Wall mounted pull out table with space for chairs. Upvc double glazed window to rear. Tiled splash back, smooth walls and ceiling with a central light pendant and finished with vinyl flooring.

BEDROOM

13' 10 " x 9' 7" (4.22m x 2.92m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Built in double wardrobe. uPVC double glazed window over looking the communal gardens.

SHOWER ROOM

Fitted with a traditional three piece suite comprising walk in double shower tray with fitted glass shower screen, WC and wash hand basin. Tiled walls with vinyl flooring and finished with a central light pendant.

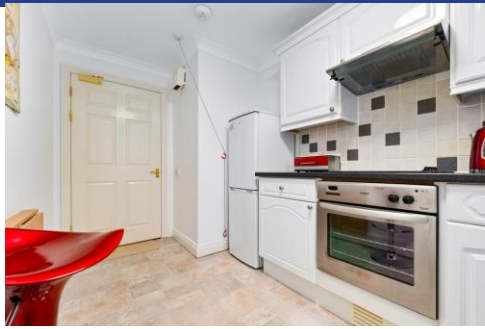
STORAGE ROOM

Large storage room with fitted shelving with smooth walls and ceiling, a central light pendant and carpeted floor.

LEASE DETAILS

125 Year Lease From December 2005 - 106 Years Remaining

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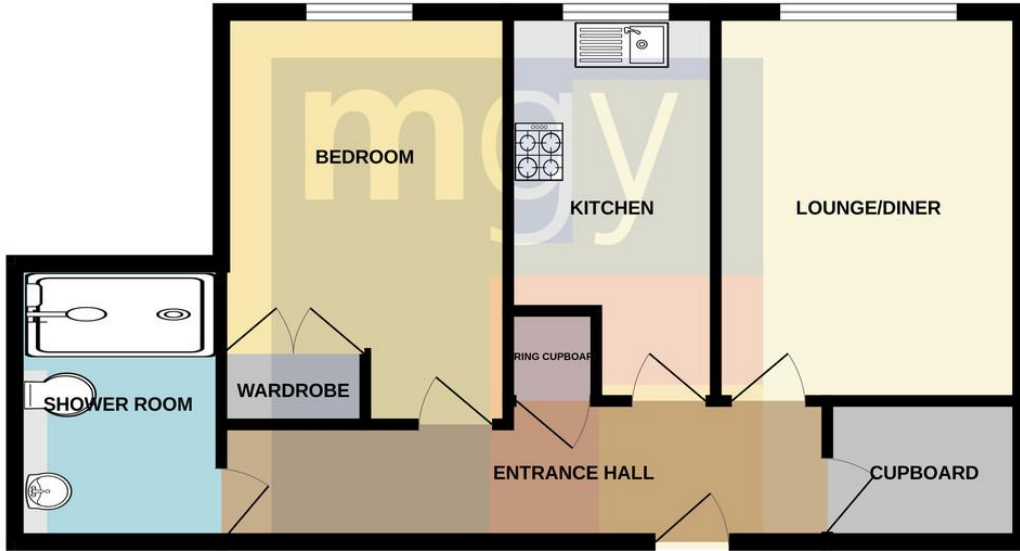


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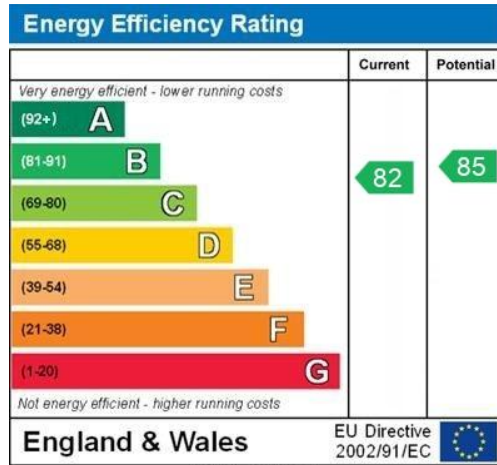


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GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



Birchgrove 029 2052 9026

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