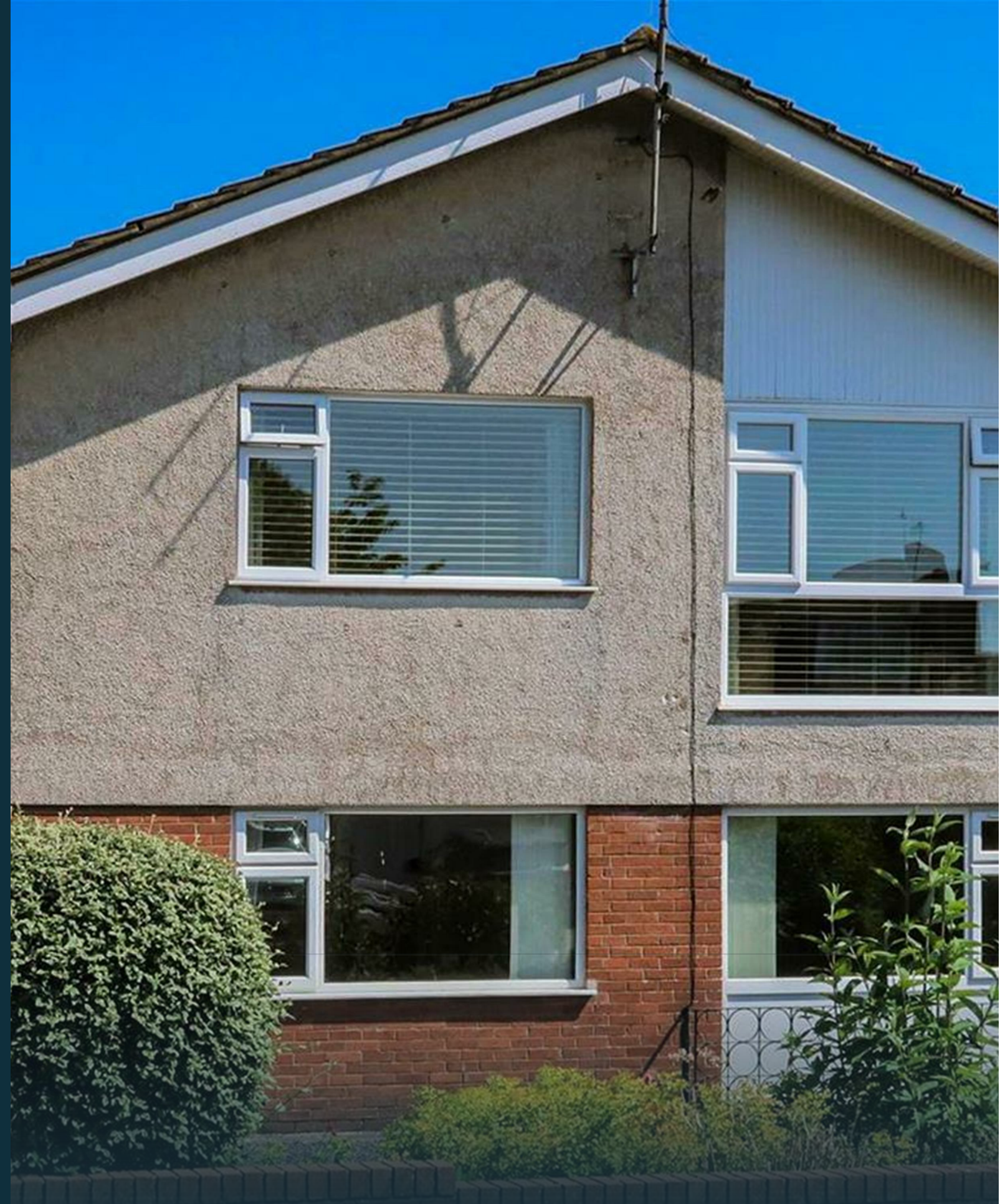



CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



DITCHLING COURT



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

#### ENTRANCE HALL

enter via upvc door with side glazed panel into a welcoming entrance hall, cloaks cupboard plus meter cupboard, telephone point.

#### LOUNGE

5.49 x 3.96 (18'0" x 13'0") spacious living room, full width window to side overlooking your allocated garden, tv point.

#### KITCHEN

4.24 x 2.39 (13'11" x 7'10") fitted with a range of cream wall and base units with round edge worktops and inset one & half bowl sink & drainer with mixer tap and tiled splash backs. gas & electric cooker point, plumbed for washing machine with space for tumble drier and fridge/freezer, window to side.

#### BEDROOM 1

4.45 x 3.07 to robes (14'7" x 10'1" to robes) generous double bedroom, built in floor to ceiling wardrobes to one wall, window to side.

#### BEDROOM 2

4.19 max x 2.72 (13'9" max x 8'11") Double bedroom, window to side, wardrobes to remain.

#### SHOWER ROOM

Stylishly appointed with a modern white suite comprising a double cubicle, vanity wash hand basin and close coupled wc, upvc clad walls, heated chrome towel rail, extractor fan, window to side, linen cupboard with slatted shelving and housing the gas combination boiler.

#### GROUNDS

The apartments at Ditchling Court have their own allocated outdoor spaces with No. 3's garden fronting Larkwood Avenue - easily main-table with slate chipping and shrub borders.

#### GARAGE

4.88 x 2.77 (16'0" x 9'1") Single garage within a block, up & over door allowing access.

#### INFORMATION

There is an extended lease of 143 years from 2014 with 135 years remaining. With ground rent of £1.00 per annum and no service charge presently.

Council Band E - £2,176.77




Comments by - Mr Paul Davies





## DITCHLING COURT

, CF64 3JU - £320,000

 2 bedrooms  1 bathroom(s)  805.00 sq ft

Superbly positioned in this highly desired part of the town. A short drive or walk leads you into the town center. Rarely available is this purpose built spacious apartment located on the ground floor. Benefitting from an extended lease. The apartments at Ditchling Court each benefit from their own private entrance's. No 3 can be found in excellent condition and is for sale with no ongoing chain. Benefitting from an allocated garden and a single garage. Briefly comprising of a welcoming entrance hall, spacious lounge, fitted kitchen, 2 double bedrooms - built in wardrobes to the master plus a stylishly appointed shower room/wc. Complimented with gas central heating, upvc double glazing plus a lease with 135 years remaining. We believe under the carpets lay's a parquet wood block floor. Viewing highly recommended.

### PROPERTY SPECIALIST

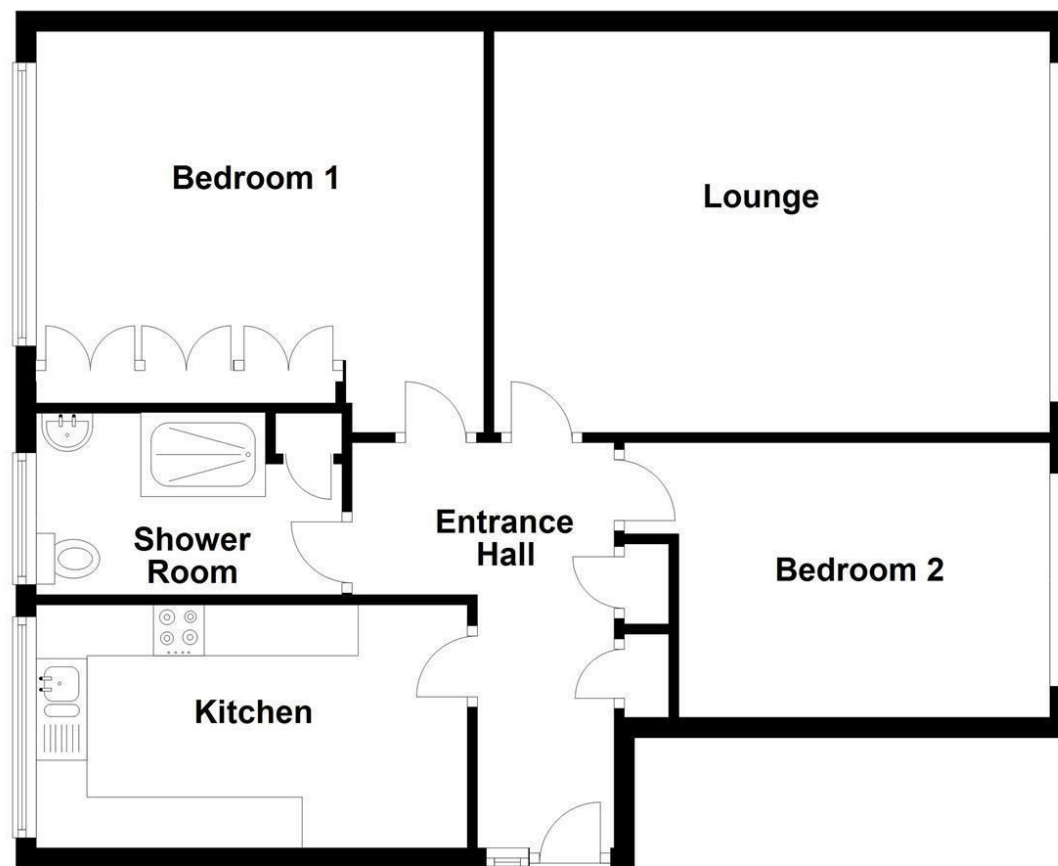
**Mr Paul Davies**  
paul.davies@jeffreycross.co.uk

Negotiator



### Ground Floor

Approx. 74.9 sq. metres (805.8 sq. feet)



Total area: approx. 74.9 sq. metres (805.8 sq. feet)

