



Hern and Crabtree

£125,000 Leasehold

Latteys Close | Cardiff | CF14 4PZ



Two bedroom top floor retirement apartment located in the popular development of Birch Court. This modern purpose-built development is conveniently located in the Heath area offering easy access to local amenities, a short walk to the doctors and pharmacy, a supermarket within walking distance and great transport links to the City Centre and Heath Hospital.

Accommodation briefly comprises a communal entrance hall, lift to the second floor, flat entrance hall, living room, diner, kitchen, two bedrooms and a bathroom with four piece suite. Externally the property benefits from shared communal grounds, secure parking as well as visitor parking.

Offered to the market with NO ONWARD CHAIN! Viewings are highly recommended and can be arranged by contacting



Communal Entrance

Secure communal entrance, lift to second floor.

Entrance Hall

Entrance hall with large storage cupboard (with light), entrance com phone, electric heater. Additional two cupboards with one housing electric meters and hot water tank.

Living Room / Diner 21'9 max x 10'1

Double glazed windows to the front aspect. Electric radiator.

Kitchen 8'11 max x 7'9 max

Double glazed window to the front, wall and base units with work tops

over. Four ring electric hob with cooker hood over, integrated oven, tiled splash back, space for base fridge, space for base freezer, vinyl floor. Electric heater.

Bedroom One 9'3 max x 14'3

Double glazed windows to the front, built-in wardrobe, electric heater.

Bedroom Two 15'5 max x 9'6 max

Double glazed window to the front, electric radiator, built-in wardrobe.

Bathroom 8'1 max x 9'4 max

Free standing roll top claw feet bath with central mixer. Shower quadrant with 'Mira' shower, 360 shower head

and digital thermostat. WC, wash basin, shaver point and vanity cupboard. Vinyl floor, heated towel rail, part tiled walls. Wall heater, extractor.

Additional Information

There are numerous facilities at Birch Court including a visiting Estate Manager and emergency alarm service, door entry system, lift, owner's lounge with kitchen and library area overlooking courtyard gardens, visitor's suite, and communal laundry. The development has electronically controlled pedestrian and vehicular gates operated by a remote bleeper or keypad. There is a local pharmacy and other shops are within half a mile.

Tenure

We have been advised by the vendor that the property is Leasehold with 106 years remaining.

Annual Ground Rent - £410.00

Annual Service charge - £4,766.00

This must be verified by your legal representative.

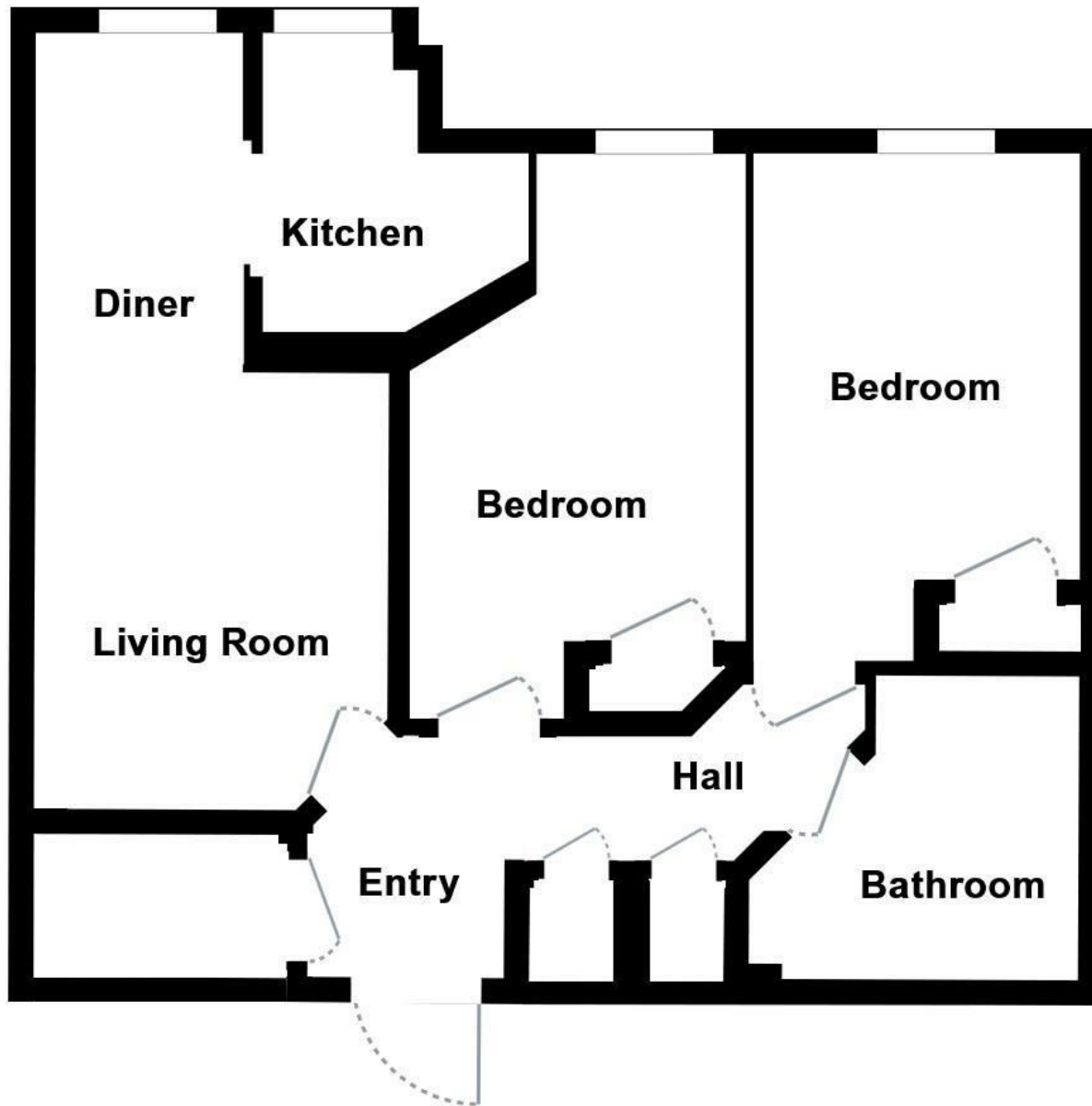
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purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses

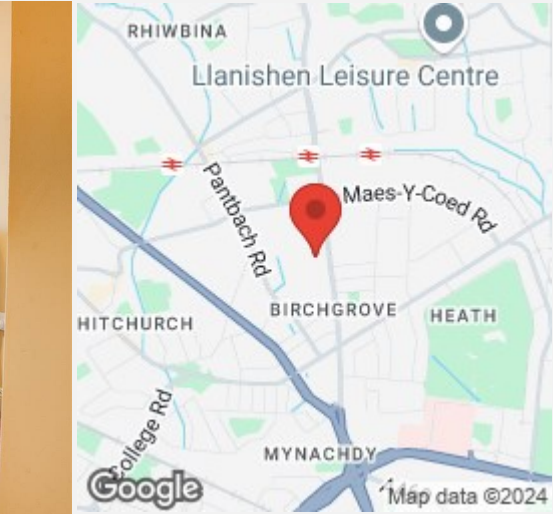
arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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<https://www.hern-crabtree.co.uk>



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