



# Latteys Close

| | Cardiff | CF14 4PZ



This lovely second floor retirement apartment is located in the popular development of Birch Court, heath. This modern purpose-built development is conveniently located, offering easy access to local amenities, a short walk to the doctors, pharmacy and supermarket. There are also great transport links to the City Centre and Heath Hospital.

The accommodation briefly comprises a communal entrance hall, lift to the second floor, flat entrance hall, living room, kitchen, double bedroom and a bathroom. Externally the property benefits from shared communal grounds, secure parking as well as visitor parking. The development also benefits from a communal lounge with kitchen and library area, visitors suite and laundry area.

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 a large storage cupboard (7ft x 4'2), housing hot water tank and hatch. Entrance com phone, electric heater. Additional smaller storage cupboard housing meters, doors to:

**Living Room**  
22'8 x 10'1 max  
Double glazed window to the front, coved ceiling, radiator.

**Kitchen**  
8'11 x 7'10  
Double glazed window to the side. Wall and base units with work tops over, stainless steel sink and drainer, integrated four ring electric hob, tiled splash back. Extractor fan, integrated oven. Space for a fridge freezer.

**Bathroom**  
6'7 x 5'6  
Tiled walls, laminate floor.

WC, wash basin, walk-in shower. Coved ceiling, extractor fan.

**Bedroom**  
13'11 x 9'5  
Double glazed window to the front, built in wardrobes, radiator, coved ceiling.

**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.  
EPC - C

**Tenure**  
We have been advised by the vendor that the property is Leasehold - details to be

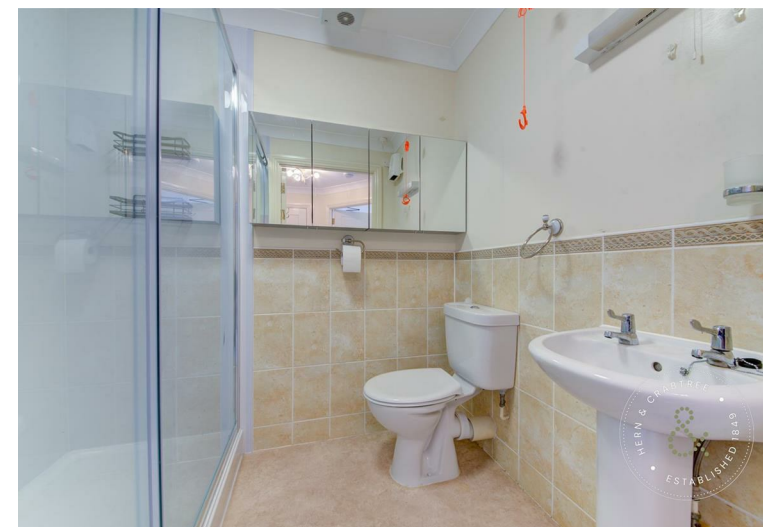
confirmed by the vendor  
Annual Ground Rent - £345.00  
Annual Service charge - £3,118.00  
Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing 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

# LATTEYS CLOSE

Guide Price £95,000



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. This must be verified by your legal representative.

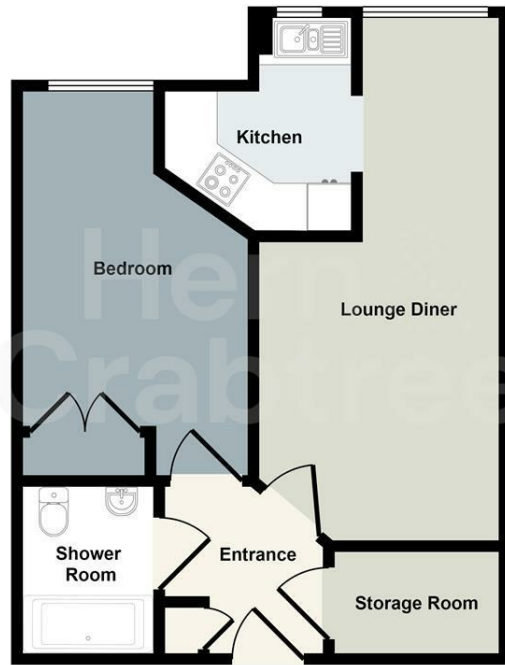


Call Hern & Crabtree to arrange a viewing on **02920 620 202**

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

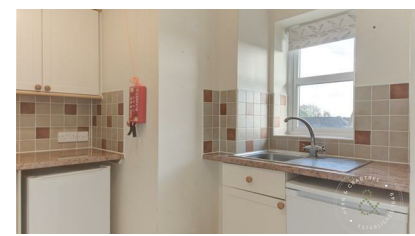
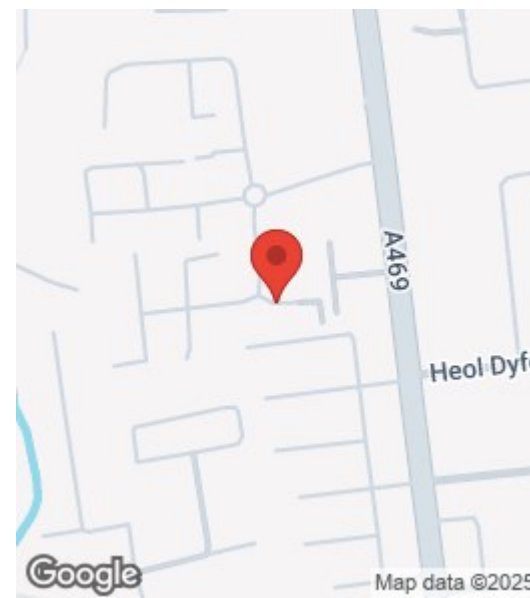


Approx Gross Internal Area  
47 sq m / 501 sq ft



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	86
EU Directive 2002/91/EC		



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



**Hern & Crabtree**

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.