



£315,000 Leasehold

Lozelles Gardens, Church Road | Cardiff | CF14 0TW

Hern &  
Crabtree



£2,500 Land Transaction Tax Paid By Seller. This stunning first floor apartment is located in a highly sought after exclusive development just off Church Road in Lisvane. Within a short distance of amenities of Lisvane, Llanishen and public transport links on the door step this is a great location. Access to the M4 via Cardiff Gate is nearby, perfect for commuting. St Mellons Golf club, Llanishen reservoir and Cefn Mably Farm Park are also located nearby.

The modern apartment can be reached via stairs and lift to the entrance hall with secure intercom phone entryway system. The open plan living space combines the living room and kitchen diner with integrated appliances and double glazed doors with glass balustrades overlooking the private grounds. There are two bedrooms and a bathroom.

This fantastic property is a must see and viewings can be arranged via our Heath branch.



### Communal Entrance

Stairs and lift from communal entrance to the first floor.

### Entrance Hall

Luxury vinyl flooring, secure intercom entrance phone. Large built-in storage cupboard with additional cupboard. Radiator.

### Open plan Kitchen Diner / Living Room

Open plan offering two double glazed doors overlooking the rear aspect of the building with glass balustrade and fitted blinds. Additional double glazed window to the side. Kitchen area offers a U-shaped kitchen with wall

and base units with complimentary work tops over. Four ring 'Neff' ceramic hob, ceiling mounted cooker hood over. Integrated dishwasher, integrated stainless steel 1.5 bowl sink and drainer with mixer tap. Integrated 'Caple' washer dryer.

### Bedroom One 11'6 max x 13'7 max

Double glazed french doors to the front with glass balustrade and matching windows either side with blinds fitted. Radiator.

### Bedroom Two 11'2 expanding to 13'4 x 6'2 max

Single bedroom with a double glazed window to the front, fitted blind.

### Bathroom 6'7 x 7'9

Four piece bathroom with WC, wash hand basin, vanity cupboard with light up shaver mirror over. Separate bath with shower mixer, corner shower quadrant with a plumbed shower and separate shower mixer. Tiled walls and floor, heated towel rail, double glazed obscured window to the side, extractor fan.

### Additional Information

We have been advised by the vendor that the property is Leasehold. Lease is 250 years from 2021 with 247 years remaining. Annual ground rent £250 Service and maintenance charge

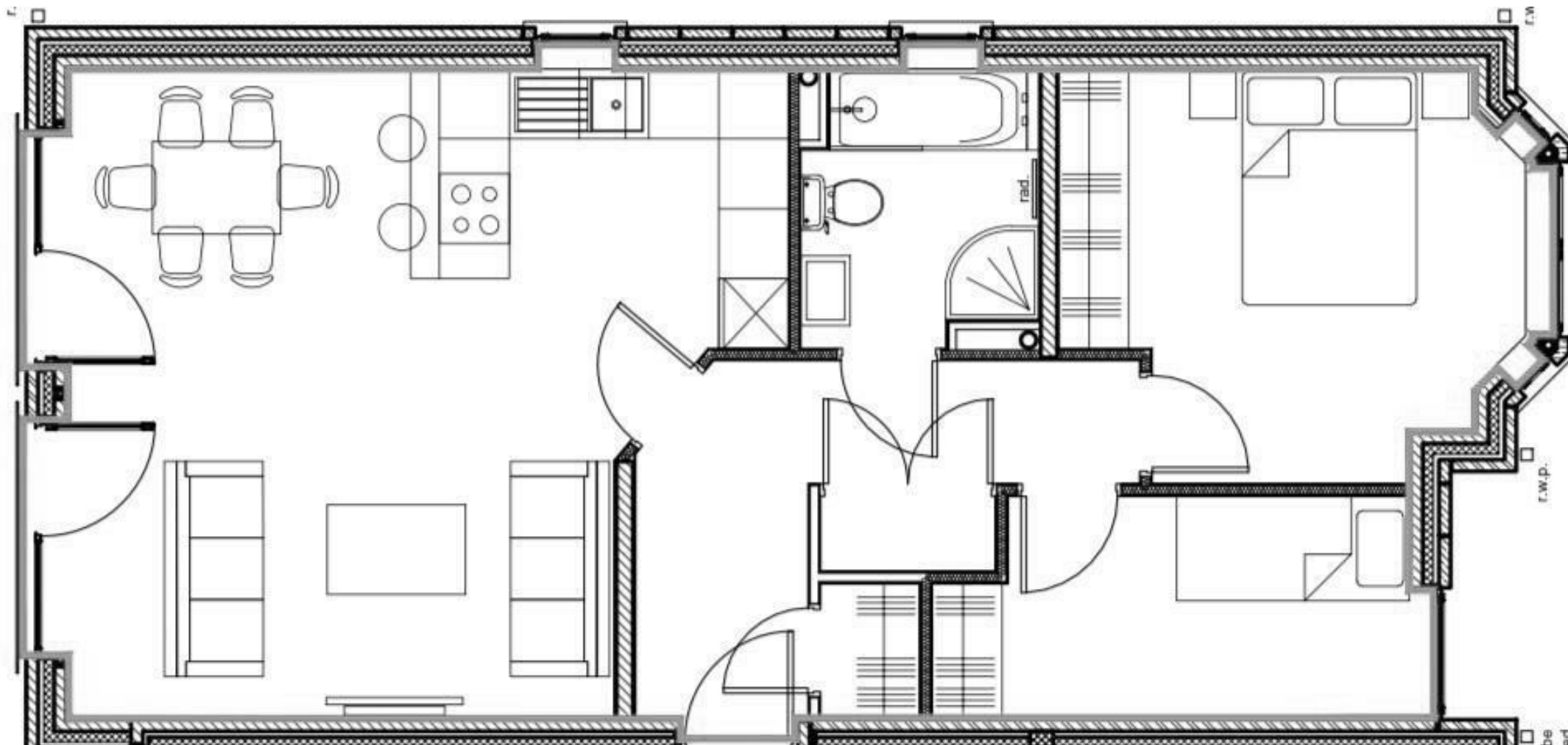
£1614.10

does not include water rates  
These details will need to be verified by your legal representative.  
Council Tax Band - F





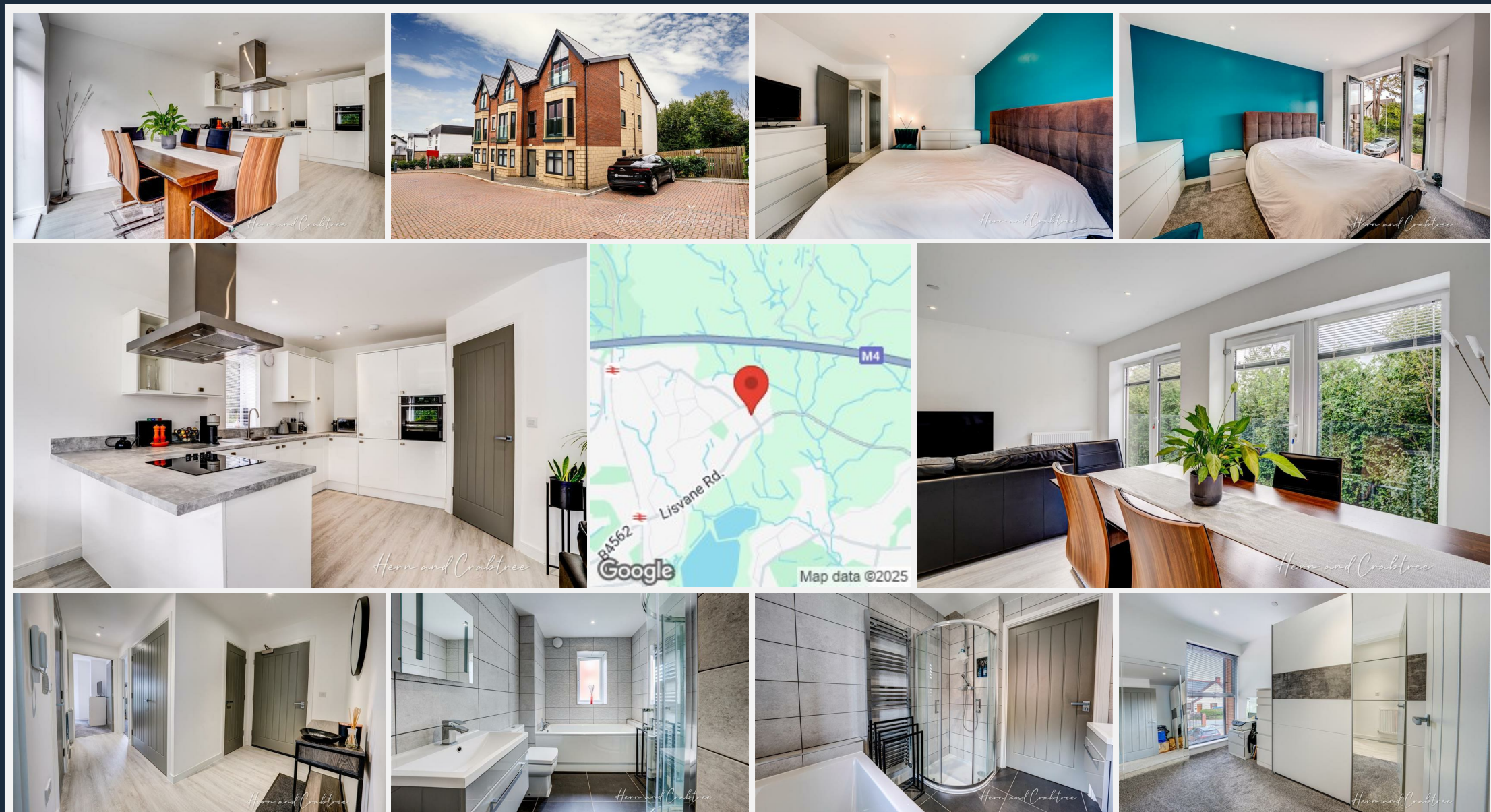




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





304 Caerphilly Road, Heath, Cardiff, CF14 4NS  
Tel: 02920 620 202 Email: [heath@hern-crabtree.co.uk](mailto:heath@hern-crabtree.co.uk)

<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.