

Latteys Close

HEATH, CARDIFF, CF14 4PZ

GUIDE PRICE £100,000

**Hern &
Crabtree**



Latteys Close

This charming retirement apartment on the first floor is situated within the sought-after Birch Court development in Heath. The modern, purpose-built complex is ideally located, providing easy access to essential local services, including a nearby doctor's office, pharmacy, and supermarket, all just a short walk away. In addition, there are excellent transport connections to both the City Centre and Heath Hospital.

The property comprises a communal entrance hall, with a lift leading to the first floor. Inside the apartment, you'll find a welcoming entrance hall, spacious living room, fully equipped kitchen, a comfortable double bedroom, and a bathroom. Outside, residents can enjoy shared communal gardens, secure parking, and visitor parking. The development also offers a communal lounge with a kitchen and library area, a visitors' suite, and a laundry facility.



497.00 sq ft

Communal Entrance

Secure communal entrance, lift to first floor.

Entrance Hall

Entrance hall with entrance com phone. Coved ceiling, storage cupboard, additional large storage cupboard (7'2 x 4'3) with hot water tank. Doors to:

Living Room

10'1 x 22'1 max

Double glazed patio doors with Juliet balcony, coved ceiling, electric radiator. Opens to the kitchen.

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, four ring electric hob with extractor over, integrated oven and grill. Space for under counter fridge freezer. Laminate flooring.

Bedroom

14'1 x 9'3 max

Double bedroom with a double glazed window to the side, radiator, built-in wardrobe. Coved ceiling.

Bathroom

6'7 x 5'5

Wet room style bathroom, coved ceiling, walk-in shower with tiled enclosure. WC, wash hand basin. Laminate flooring. Dimplex fan heater.

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.

105 years remaining.

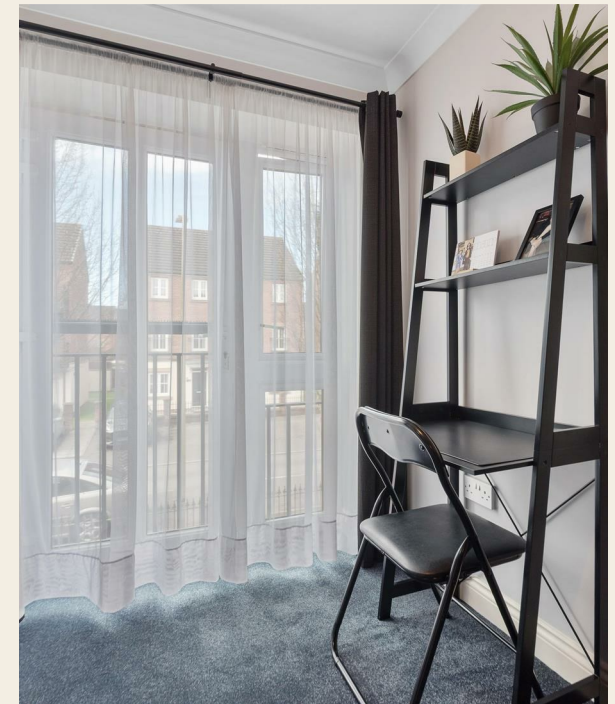
Annual Ground rent = £350.00

Service and maintenance charge £1630 every six months

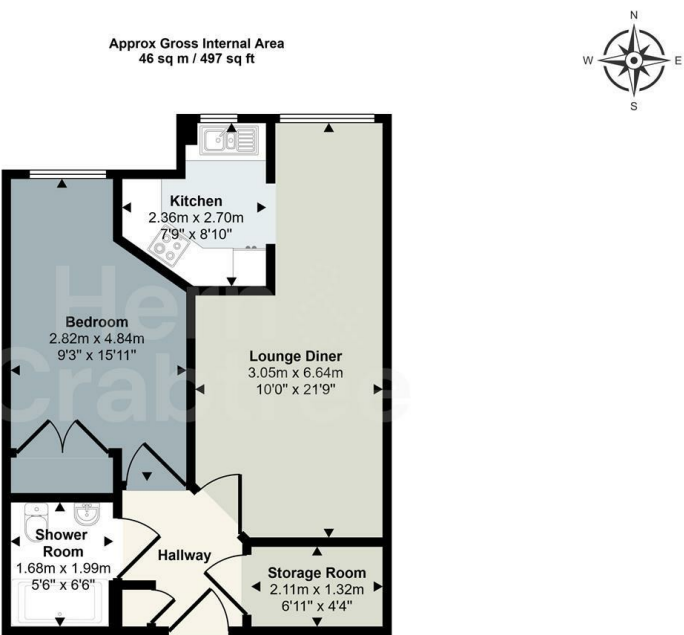
This must be verified by your legal representative.

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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	83	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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