



£145,000 Leasehold

Birch Court, Latteys Close | Cardiff | CF14 4PZ

Hern &
Crabtree

EXCELLENT REDUCTION TO £145,000! This fantastic two bedroom first 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. The property comprises a communal entrance and residents lounge along with laundry and visitors facilities as well as lift. The apartment has an entrance hall, a light and airy well-sized living room, separate kitchen, two bedrooms and a bathroom. 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 our Heath branch.



Communal Entrance

Stairs and lift to the first floor.

Entrance Hall

L-shaped hallway with intercom phone, night storage heater, pull cords throughout for warden assistance. Built-in airing cupboard with linen shelving and further storage cupboard.

Living Room 17'4 max x 13'10

Light and airy living room with windows to both the front and side aspects, glazed door with a Juliet balcony and wrought iron railing. Offers an electric fireplace and night storage heater.

Kitchen 8'8 x 9'7

Double glazed window to the side, wall and base units with work tops over. Integrated oven, integrated four ring electric hob, cooker hood over, tiled splash back. 1.5 bowl sink and drainer, plumbing for washing machine, space for fridge freezer.

Bedroom One 13'2 max x 8'9 max

Double glazed window to the side, built-in wardrobe, electric heater.

Bedroom Two 9'2 max x 11'9 max

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

Bathroom 5'7 x 8'4

Door from the hall, WC, wash hand basin, bath with shower over. Shaver point, vinyl floor, half tiled wall, mirrored vanity cupboard.

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

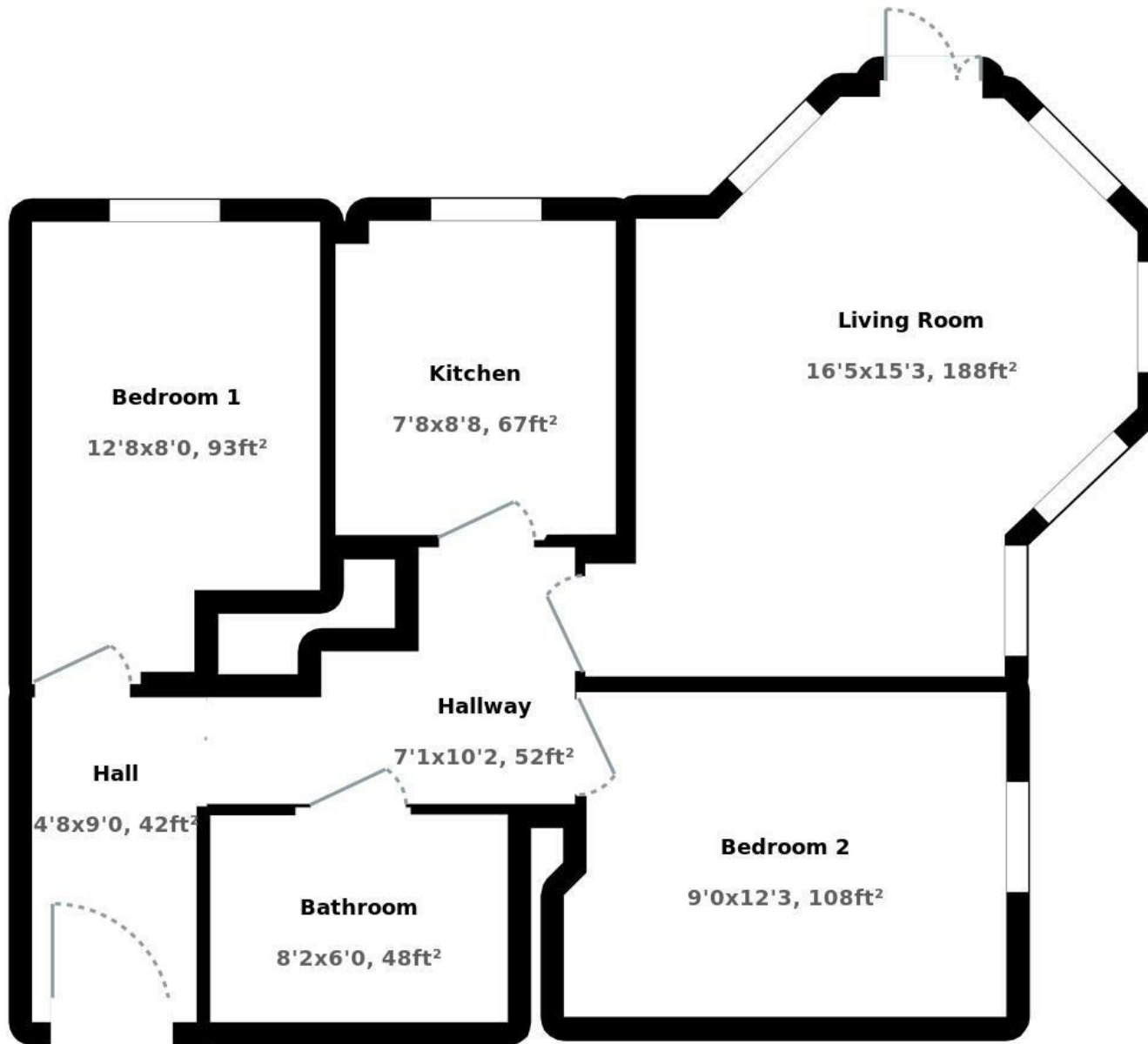
and other shops are within half a mile. EPC - B Council Tax Band - E

Tenure

We have been advised by the vendor that the property is Leasehold. Years remaining on the lease is to be confirmed. Annual ground rent approximately £420.00 Service charge approximately £2,383.49 per half year Lease and charge details will need to be confirmed via your solicitor. EPC - B Council Tax - E







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		84	85
(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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