



## Newlands Court, £80,000

- Retirement complex
- One bedroom
- Communal gardens
- Close to Llanishen Village
- No chain
- EPC Rating: C







## About the property

Recently painted and fresh new carpets throughout this one bedroom apartment is situated in a popular retirement complex. The property is convenient located close to local amenities including Llanishen village and good access to Llanishen Train stations and bus links.







## Accommodation

### Communal Entrance

Entered via secure entry system into communal hallway with doors to ground floor apartments and access to lift.

### Entrance Hall

Accessed from communal hallway with access to bedroom, living room and shower room.

### Living Room

Accessed from the entrance hall and with carpeted flooring and double glazed window to front aspect.

### Kitchen

Fitted kitchen with a range of matching wall & base units and space for white goods. Wall mounted boiler. Window to the front aspect.

### Bedroom

With carpeted flooring and space for wardrobes.

### Shower Room

Shower room with large walk in shower tray with electric shower over, low level WC & wash hand basin.

### Note

Please note that the property is currently proceeding through probate, please consult your conveyancer for further advice.

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## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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