



Newlands Court, Llanishen Cardiff

offers in excess of £80,000

- First Floor Retirement Apartment
- One Double Bedroom
- Lift/Guest Suite/Laundry Room
- No Ongoing Chain
- EPC Rating: Awaited



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About the property

The accommodation comprises entrance hall with security entry phone system, bay fronted lounge with surrounding views, fitted kitchen, store room, double bedroom and shower room. The property benefits from gas heating and double glazing. Newly re-carpeted and re-decorated throughout. Landscaped communal gardens and parking. Guest suite, laundry room and lift facility. Residents must be 55 years or over and not be in full time employment. There is no ongoing chain.

Accommodation

Entrance Hall

Lounge

11' 7" x 10' (3.53m x 3.05m)

Shower/Wet Room

6' 7" x 6' 3" (2.01m x 1.91m)

Kitchen

11' x 6' 6" (3.35m x 1.98m)

Store Room

5' 6" x 4' 4" (1.68m x 1.32m)

Bedroom

13' x 9' 3" (3.96m x 2.82m)

Outside

Communal Gardens / Parking

Lift / Guest Suite / Laundry

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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