



Danescourt Way

| Danescourt | Cardiff | CF5 2SF

*Hern and Crabtree*

# DANESCOURT WAY

Guide Price £114,950



Modernised to a high specification, this one double bedroom first floor apartment is based in the sought after area of Danescourt within beautifully maintained communal gardens.

The apartment comprises of: Communal Entrance, Hallway, Lounge/Diner, Modern Fitted Kitchen, Double Bedroom and a Shower Room.

The apartment is located close to desirable amenities comprising of: local shops/supermarket, Doctors Surgery, Pharmacy, Church, Postal Box and hairdressers. A bus stop is located across from the apartment and a train station is within a short distance.

Residents within the apartment building benefit from a lovely large communal lounge, guest suite, lift access, communal laundry facilities and a beautifully kept lawned garden with patio facilities.

The communal lounge hosts resident gatherings/celebrations which, offers residents the opportunity to be sociable within their community.

There is plenty of first come first serve parking at the entrance to the apartment building which, would include visitor parking.

The property is offered for sale with no onward chain and is a desirable purchase. Residents must be 55 years of age and over and be retired or in part time employment.

## Communal Entrance

Entered via a communal entrance with stairs and lift to all floors.

## Hallway

Built in storage cupboard, doors to all rooms.

## Living Room

17'10 x 10'7

Double glazed window to the front, night storage heaters, archway to kitchen.

## Kitchen

8'3 x 4'11

Fitted with wall and base units with a worktop, stainless steel sink and drainer, and a two-ring ceramic hob with a cooker hood above. Integrated oven & grill, with microwave oven above. Space for a fridge/freezer, vinyl floor.

## Bedroom

13'8 x 9'

Double glazed window to the front, stand alone heater, built in wardrobe.

## Shower Room

6'9 x 4'10

Fitted with shower with a Mira shower, w.c and vanity wash hand basin heated towel rail, extractor fan, shaver point and light, tiled walls, vinyl floor.

## Parking

Parking is on a first come first served basis.

## Communal Gardens

Communal gardens mainly lawns with borders of mature flowers, shrubs and bushes, decked sitting area.

## Tenure and Additional Information

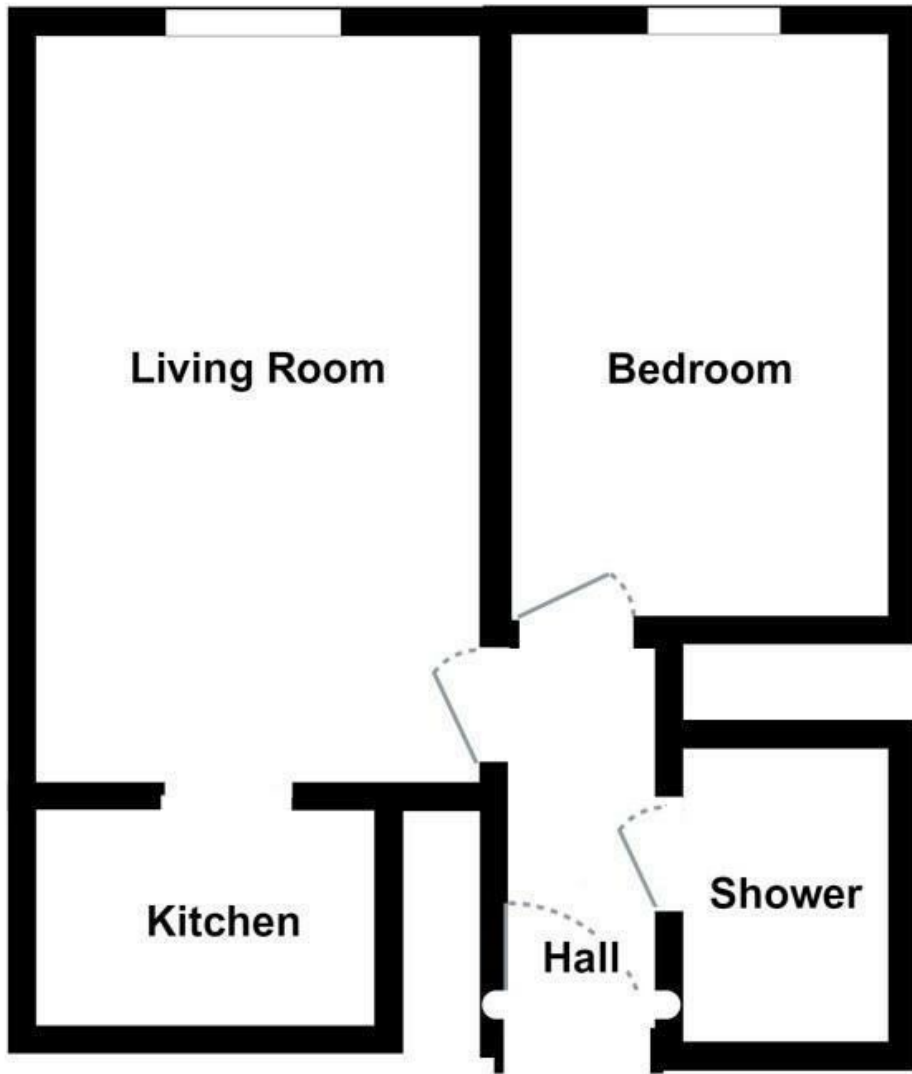
999 years renewable through Wales & the West having approximately 991 years remaining - service charge £237.71 per month which includes warden pull cords, laundry room, electricity in the communal areas and buildings insurance. These are retirement flats there are certain criteria for the

purchaser, namely, they must be over 55 years of age & retired or be in part-time employment. They also must be interviewed by Wales & the West for their suitability.

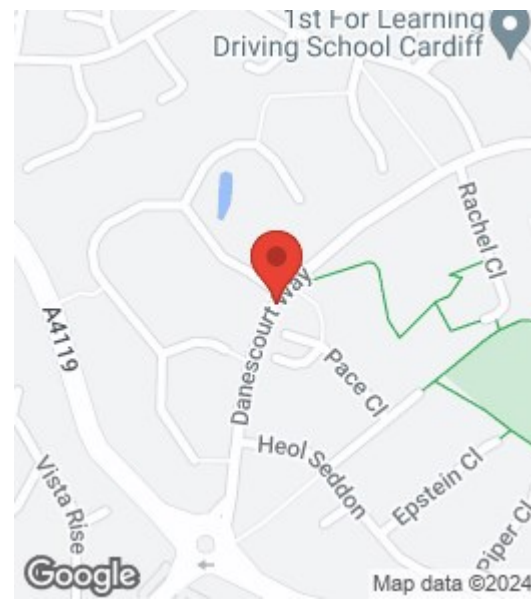
Once you sell the flat 2% of the purchase price is payable to that fund times the number of years you have owned the property. The main contact at Wales & the West for all this is Lynda Howard - 07917 352405.



Call Hern & Crabtree to arrange a viewing on **02920 555 198**



For illustration purposes only. Not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
	78	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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<https://www.hern-crabtree.co.uk>



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.