





## Property Description

A bright and well maintained ground floor retirement apartment, set in a delightful and sought after retirement complex with warden assistance, managed by Wales & West Housing Association. Conveniently located close to St Mellon's shopping centre with a large Tesco's and Post Office, Doctor's Surgery, Library and hub and close to pleasant parkland. The apartment comprises a spacious lounge, fitted kitchen, large double bedroom, modern shower room. Electric heating. Attractive communal resident's gardens with sitting out areas. Resident's communal lounge, laundry, and guest facilities. Minimum age requirement for residents is 60 years.

### LOUNGE

17' 5" x 11' 2" (5.33m x 3.42m)

Spacious sunny living room with window to the front aspect. Ornate fire surround with electric fire. Wood laminate flooring.

### INNER HALLWAY

Access to all rooms. Built in storage cupboard.

### BEDROOM

12' 11" x 8' 3" (3.95m x 2.52m)

Spacious double bedroom with built in double wardrobe. Window to the rear aspect. Carpeted flooring.

### KITCHEN/BREAKFAST ROOM

9' 9" x 8' 3" (2.98m x 2.52m)

Modern fitted kitchen with a range of wall and base units with complementary worktops over. Tiled splash



backs. Space for cooker, fridge and freezer. Stainless steel sink and drainer with mixer tap. Breakfast bar. Window to the rear aspect with glazed door opening out onto a small patio area, part of the communal gardens.

### **BATHROOM**

**6' 5" x 4' 9" (1.98m x 1.47m)**

Modern fitted shower room with fully tiled walk in shower cubicle with electric shower, glazed shower screen panels to half height with curtain rail. Wall mounted wash hand basin and low level w.c. Wall mounted storage unit. Extractor fan.

### **COMMUNAL GARDENS AND AREAS**

Lovely well maintained communal gardens well stocked with flowering shrubs and plants, relaxing sitting areas with raised brick flower beds and bench seating areas. There is also a laundry room and communal sitting room. Ample visitor parking spaces. Flat 11 has an outside lockable storage cupboard.

### **ADDITIONAL INFORMATION**

There is no gas supply to the property. The central heating is electric.

Tenure: Leasehold, 999 years from the 25 December 1988 (Vendors Solicitor to confirm). This renews with each new occupant via Wales and West Housing

Maintenance: There is a current maintenance charge of circa £130 per month, which covers the general upkeep of the grounds, buildings and warden assistance.



Floorplan here



Energy Performance Graph here

## Contact Us

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