



Flat 2, Restway Court Danescourt Way, Llandaff

£120,000 Leasehold

**** GROUND FLOOR RETIREMENT FLAT ** SHOWER ROOM **** A well presented one bedroom retirement apartment in the popular location of Llandaff. Communal entrance hallway with residents lounge. To the ground floor is the apartment entrance hallway, lounge/diner, spacious double bedroom with fitted wardrobes and a separate bathroom with assisted bath and electric shower. French doors opening onto delightful communal gardens and South facing patio area. Parking. Gas central heating. No chain. EPC Rating: C
Council Tax band: TBD

Tenure: Leasehold

LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools. The high street offers shops, cafes, public houses, restaurants and banks, including a commuter railway station and a frequent bus service to and from the City Centre.

COMMUNAL ENTRANCE

Entered via communal front door via telecom system. Hallway leading to communal lounge, laundry room, bin store and ground floor apartment. Door to outside.

HALLWAY

Doors to lounge/diner, bedroom, bathroom and airing cupboard housing wall mounted electric boiler. Radiator. New quality laminate flooring.

LOUNGE/DINER

Dimensions: 17' 10" x 10' 2" (5.46m x 3.11m). uPVC double glazed window and door to South Facing rear patio and communal garden. Two radiators. Feature electric fireplace. New quality laminate flooring. Opening to kitchen.

KITCHEN

Dimensions: 7' 10" x 4' 11" (2.40 m x 1.52m). The kitchen is fitted with base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven and hob with extractor hood over. Space for fridge/freezer. Tiled splash backs.

BEDROOM ONE

Dimensions: 13' 9" x 9' 1" (4.20m x 2.77m). uPVC double glazed window to rear. Fitted wardrobes to one wall. Radiator.

BATHROOM

Dimensions: 6' 8" x 4' 9" (2.04m x 1.47m). Vanity enclosed wash hand basin, low level WC and disability assisted bath with electric shower over. Electric towel rail. Tiled walls and flooring. Extractor fan.

OUTSIDE

REAR PATIO

A south facing paved patio opening out to communal garden with shrub and hedge borders.

PARKING

Parking is on a first come, first serve basis.

ADDITIONAL INFORMATION

999 year lease. Service charge £237 per month.



