Latteys Close

CARDIFF, CF14 4PZ

GUIDE PRICE £139,950

Hern & Crabtree

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No Chain. Situated within a well regarded gated retirement development in Heath, this beautifully presented and rarely available corner bay window two bedroom apartment offers light filled accommodation, thoughtfully arranged to provide both comfort and practicality. Constructed during the mid 2000s, the property has been carefully maintained and is presented in good order throughout, creating an inviting home ready for immediate occupation.

The accommodation is centred around a welcoming entrance hall with useful storage. The generous lounge enjoys an abundance of natural light from multiple windows overlooking the side and rear aspects, while French doors with a Juliet style railing provide an attractive focal point and pleasant outlook. Adjacent, the kitchen is well equipped with a range of fitted units, integrated cooking appliances and space for everyday appliances.

Both bedrooms are well proportioned, with the principal bedroom benefiting from built in storage, while the second bedroom enjoys a rear facing position and a fitted wardrobe. A well appointed shower room completes the accommodation. For additional peace of mind, emergency pull cord assistance is installed throughout the apartment, including within all principal rooms, providing direct access to support when required. Residents also benefit from attractive communal gardens, secure gated parking, a residents' lounge and kitchen, together with the presence of an on site development manager.

Heath remains one of Cardiff's most established and sought after residential districts, prized for its mature surroundings, excellent amenities and strong transport connections. Residents enjoy convenient access to local shops, cafés and healthcare facilities, together with nearby green spaces including Heath Park, one of the city's most attractive open spaces. The area is particularly well served by public transport, with regular bus services and nearby railway stations providing easy access to Cardiff Centre.

Approx 672.00 sq ft

Entrance Hall
Wooden entrance door with observation port. Coved ceiling. Two useful storage cupboards, one housing the boiler whilst still providing additional storage space. Newly installed storage heater. Doors leading to all principal rooms.

Lounge
Five double glazed windows overlooking the side and rear aspects, allowing for an abundance of natural light throughout the day. Double glazed French door with Juliet-style railing overlooking the rear. Coved ceiling. Newly installed storage heater. Television and power points.

Kitchen
Double glazed window overlooking the rear aspect. Fitted with a range of wall and base units with complementary work surfaces. Inset electric hob with extractor above. Built-in oven with additional raised oven set within a tall housing unit. Space and plumbing for a washing machine. Space for a fridge. Partly tiled walls. Laminated flooring. Coved ceiling.

Bedroom One
Double glazed window overlooking the side aspect. Built-in storage cupboard. Coved ceiling. Radiator. Power points.

Bedroom Two
Two double glazed windows overlooking the rear aspect. Large built-in wardrobe. Coved ceiling. Radiator. Power points.

Shower Room
Partly tiled walls and tiled flooring. Walk-in shower enclosure. Low level WC. Wash hand basin. Heated towel rail. Coved ceiling.

Exterior
The property forms part of a purpose-built retirement development and benefits from well-maintained communal areas and grounds.

Communal Area
There are communal gardens, lounge and kitchen along with a gated communal car park and guest suite.

Lease and Management Information
(Waiting confirmation from seller.)
Lease believed to be 104 years remaining.
We have been advised by the vendor that the property is Leasehold.
Annual ground rent is approximately estimated at £420.00 (based on previous sales)
Service charge approximately £2,383.49 per half year (based on previous sale records)
Lease and charge details will need to be confirmed via your solicitor.

EPC - TBC
Council tax band: E

Additional Information
There are numerous facilities at Birch Court including a visiting Estate Manager and emergency alarm service, door entry system, lift, owner's lounge with kitchen and library area overlooking courtyard gardens, visitor's suite, and communal laundry. The development has electronically controlled pedestrian and vehicular gates operated by a remote bleeper or keypad. There is a local pharmacy and other shops are within half a mile.

Council tax band: E

Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable

Council Tax Band: E

AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

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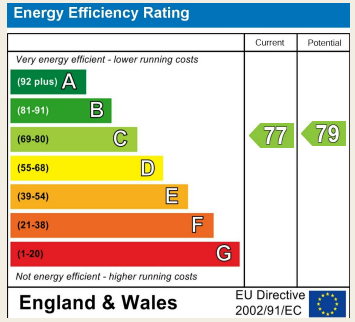

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