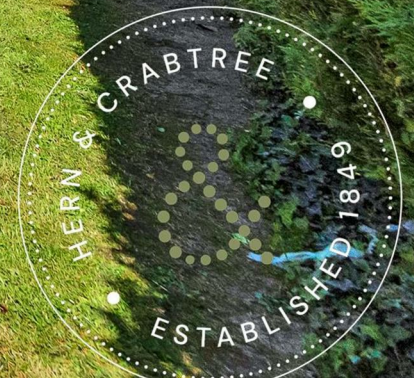


Restway Court, Danescourt Way

DANESCOURT, CARDIFF, CF5 2SF

GUIDE PRICE £94,995

**Hern &
Crabtree**



Restway Court, Danescourt

A light and spacious one double bedroom ground floor retirement apartment is in the sought after area of Danescourt with a patio door leading out on to the communal garden.

Located close to shops and amenities the accommodation briefly comprises: Communal Entrance, Hallway, Lounge/Diner, newly Fitted Kitchen, Double Bedroom and a modern fitted Shower Room. The retirement community itself boasts a communal lounge, guest suite, communal laundry facilities, lift access, private communal gardens and plenty of first come first serve parking; with both shops and public transportation are just a few steps away.

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



Approx 466.00 sq ft

Council Tax Band: B

Communal Entrance

Entered via a communal entrance.

Hall

Entered via wood front door, coved ceiling, storage cupboard housing the hot water cylinder, warden call unit.

Living Room

Double glazed window to the front, and pvc door, coved ceiling, radiator.

Kitchen

Fitted with a range of wall and base units with worktop over, stainless steel sink and drainer, space for cooker, space for fridge and space for washing machine.

Shower Room

Fitted with walk in power shower with rail and seat, shower, w.c and wash hand basin, heated towel rail, non slip flooring

Bedroom

Double glazed window to the front, coved ceiling, built in wardrobe.

Communal Lounge

Available for residents.

Communal Outside Area

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

Parking

Parking is on a first come first served basis.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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

Tenure and Additional Information

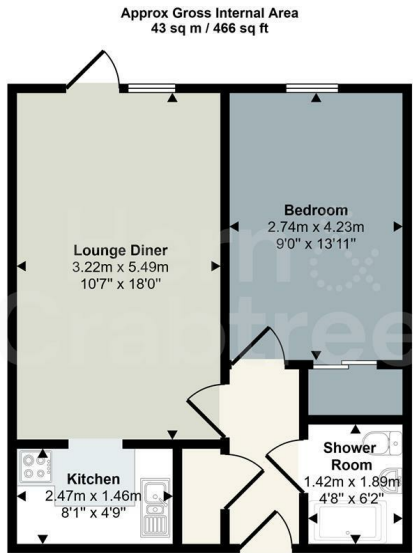
We have been advised by the vendor that the property is Leasehold. Leasehold with 999 years from 1986. Service charges and Ground Rent £3,300 service charge, management fee, ground maintenance, water etc - B. Council Tax - B. Wales and West

Restway Court
Danescourt Way
Cardiff

02920415300



Good old-fashioned service with a modern way of thinking.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.