

# Restway Court, Danescourt Way

DANESCOURT, CARDIFF, CF5 2SF

**GUIDE PRICE £130,000**

**Hern &  
Crabtree**



# Restway Court, Danescourt

No Chain. Rarely available. A well-presented two double bedroom ground floor retirement apartment boasting its own private patio with direct access to and views over the beautifully maintained communal gardens,

The apartment comprises of: Communal Entrance, welcoming spacious Hallway, Lounge/Diner, Modern Fitted Kitchen, two Double Bedrooms 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.

Residents must be 55 years of age and over and be retired or in part time employment.



**634.00 sq ft**

#### Entrance

Entered via a communal security entrance door.

#### Hallway

Entered via a wooden door into a spacious entrance hall.  
Coved ceiling. Radiator. Storage cupboard.

#### Lounge/Diner

Double glazed window to rear and a double glazed door to the rear. Coved ceiling. Radiator.

#### Shower Room

Power shower, w/c and vanity wash hand basin. Heated towel rail. Laminate flooring.

#### Bedroom One

Double glazed window to the rear overlooking the gardens.  
Coved ceiling. Built in wardrobe.

#### Bedroom Two

Double glazed window to rear overlooking the gardens.

#### Galley Kitchen

The kitchen is fitted with wall and base units and laminate work surfaces. Sink and drainer. Space for fridge and electric oven. Tiled splashback. Coved ceiling. Laminate flooring.

#### OUTSIDE

Small paved patio sitting area. Communal gardens.

#### Additional Information

99 years renewable through Wales & the West having approximately 988 years remaining - service charge £257 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.

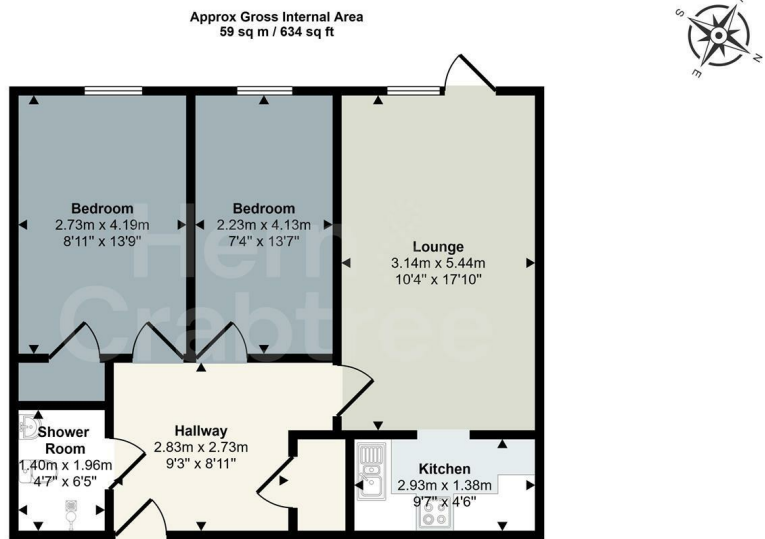
Once you sell the flat 2% of the purchase price is payable to that fund times the number of years you have owned the property. The main contact at Wales & the West for all this is Lynda Howard - 07917 352405.

#### 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.



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                                   |         |                         |
| (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 |

