



# Latteys Close

| | Cardiff | CF14 4PZ





Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £70,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A one-bedroom retirement apartment, located on the second floor in the popular development of Birch Court. Accommodation comprises a Lounge, kitchen, double bedroom and a bathroom.

This modern purpose-built development is conveniently located in the Heath area offering easy access to local amenities, a short walk to the doctors and pharmacy, a supermarket within walking distance and great transport links to the City Centre and Heath Hospital.

The development also benefits from a lift, communal lounge, laundry and guest facilities. Externally the property benefits from allocated parking as well visitor parking and is set in lovely communal landscaped gardens.

### Communal Hallway

Lift access to second floor hallway.

### Entrance Hall

7'1 x 4'2

Large storage cupboard housing boiler, additional cloak cupboard. Doors to:

### Bathroom

5'6 x 6'9

Tiled walls, laminate flooring. Walk-in adapted shower, WC, wash basin, heater.

### Lounge

10'1 max x 22'9 max

Double glazed window to the front, radiator, coved ceiling.

### Kitchen

9'2 x 7'8

Kitchen off the lounge. Coved ceiling, wall and base units with work tops over. Integrated oven, integrated four ring electric hob. Double glazed window to the front. Stainless steel sink, tiled splash back. Space for fridge freezer.

### Bedroom

14'8 x 9'3

Double glazed window to the front, electric heater, built-in wardrobe. Coved ceiling.

### 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.

### Tenure

We have been advised by the vendor that the property is Leasehold - 125 years from January 2016. Service charge - £1559.17 for 6 months (£3118.34 per year.) EPC - C Council Tax Band - D 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.guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

### AUCTION INFORMATION

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all

# LATTEYS CLOSE

Auction Guide £70,000



matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The

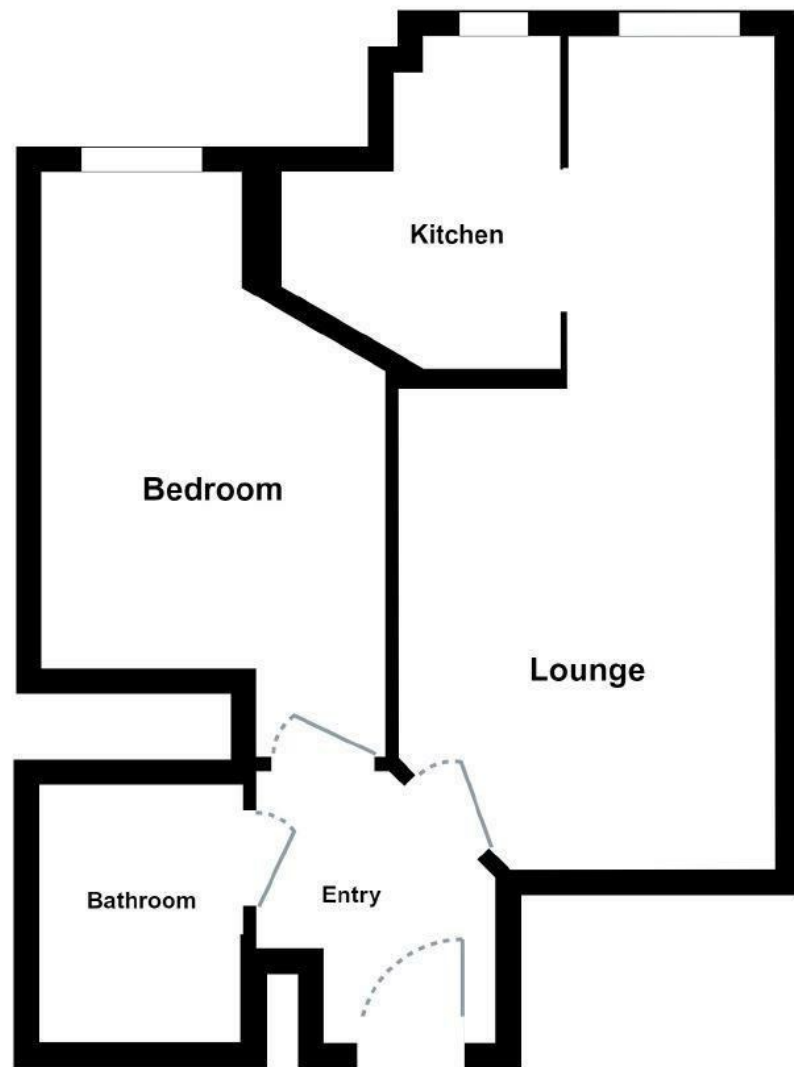
deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



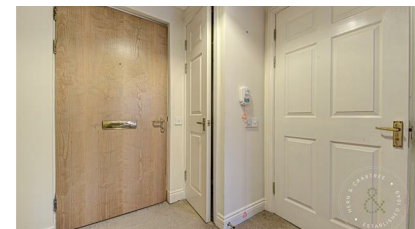
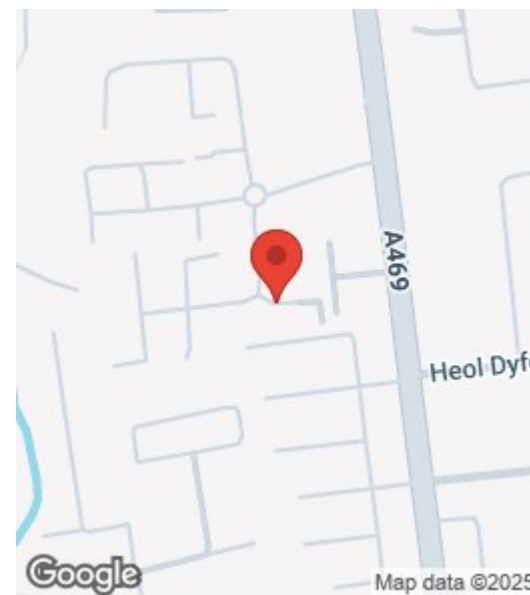


Call Hern & Crabtree to arrange a viewing on 02920 620 202





For illustration purposes only. Not to scale.



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	79	82
EU Directive 2002/91/EC		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.