Latteys Close

CARDIFF, CF14 4PZ

GUIDE PRICE £95,000

Hern & Crabtree



Latteys Close

Situated on the first floor of this purpose-built development, this apartment offers well laid out accommodation with the benefit of communal facilities and outdoor space. Internally, the property features wooden flooring throughout much of the accommodation, coved ceilings and generous storage, with a practical layout that includes a separate kitchen, living and dining areas and a Juliet balcony providing additional light and outlook.

The bedroom is well sized and benefits from built-in storage, while the bathroom is fitted with a walk-in shower and double basin. Communal amenities include resident parking, a communal laundry and shared gardens, adding to the overall convenience of the development.

Latteys Close is located in the Heath area of Cardiff, a popular and well-established residential location offering excellent access to local shops, supermarkets and everyday amenities. The area is well served by public transport, with regular bus routes and nearby rail links providing convenient access into Cardiff city centre. Heath Park and the University Hospital of Wales are also close by, along with a range of green spaces, making this a well-connected location for a variety of buyers.











Approx 481.00 sq ft

Council Tax Band: D

Buyers Key Facts
https://reports.sprift.com/property-report/?access_report_id=5018974

Communal Entrance
The property is accessed via a communal entrance hallway serving the first-floor apartments, with secure entry and internal access to the property.

Entrance Hall
Entered through a wooden fire door opening into a hallway with coated ceilings and wooden flooring. The hall benefits from two built-in storage cupboards, an entry phone system and alarm system. Doors lead to all principal rooms.

Bathroom
Fitted with a walk-in shower enclosure, double wash hand basin and WC. A secure window provides natural light and ventilation.

Bedroom
A well-proportioned bedroom featuring double glazed windows to the front and side aspects. The room includes wooden flooring, a built-in wardrobe and coved ceiling.

Living Room
Positioned to the front of the property, the living room benefits from double glazed windows and patio doors opening to a Juliet balcony. The room features wooden flooring, coved ceiling, an electric fireplace and radiator, creating a comfortable reception space.

Dining Room
Adjoining the living room, the dining area offers space for a dining table and furniture. The room continues the wooden flooring and coved ceiling theme, with double glazed windows to the front aspect and access to the Juliet balcony.

Kitchen
The kitchen is fitted with a range of wall and base units with laminate work surfaces over. Integrated appliances include a four-ring electric hob with oven and grill beneath. Further features include a stainless steel sink with drainer, tiled splashbacks, space for a washing machine and room for a fridge. Double glazed windows face the front of the property.

Communal Facilities
Residents benefit from the use of a communal laundry facility, resident parking and well-maintained communal gardens.

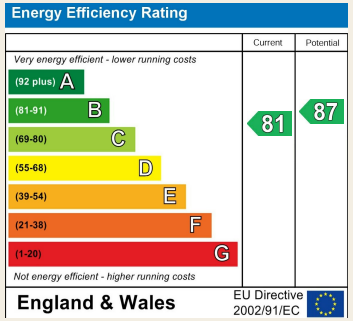
Disclaimer
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

LEASE
- LEASE 125 years from 2006
- Service Charge = £3,419.66 per annum
- Ground Rent = £345 per annum



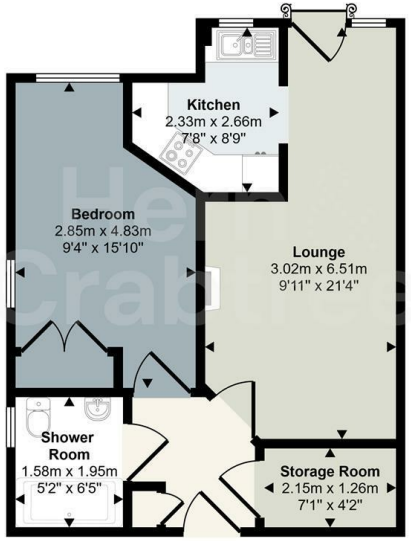
Good old-fashioned service with a modern way of thinking.





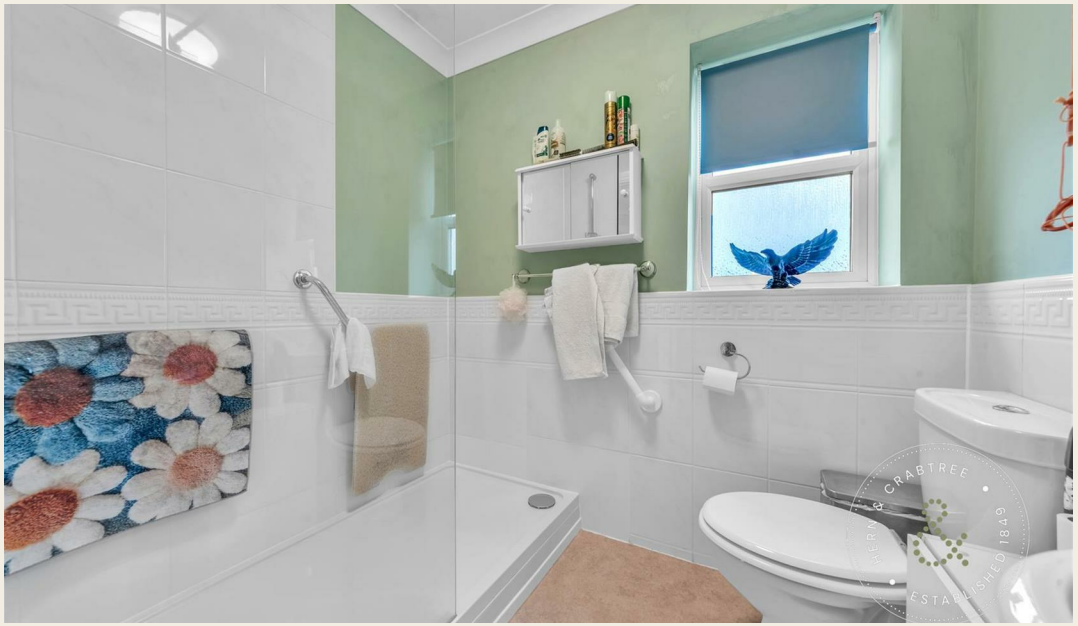


Approx Gross Internal Area
45 sq m / 481 sq ft



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.



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