

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LATTEYS CLOSE
HEATH



ENTRANCE HALL
1.65m x 1.91m (5'5 x 6'3)

STORAGE / LINEN CUPBOARD
2.13m x 1.27m (7'0 x 4'2)

STORAGE

BATHROOM
1.65m x 2.13m (5'5 x 7'0)

LIVING ROOM
2.90m x 6.63m (9'6 x 21'9)

BEDROOM
2.69m x 4.19m (8'10 x 13'9)

KITCHEN
2.18m x 2.95m (7'2 x 9'8)

SERVICE CHARGE
Annual Service charge - £3,118.00

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified

GROUND RENT
Annual Ground Rent - £345.00

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SCHOOL CATCHMENT - (JUST IN CASE)
My English medium primary catchment area is
Ton-Yr-Ywen Primary School (year 2024-25)

My English medium secondary catchment area is
Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is
Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

TENURE
We are informed by our client that the property is Leasehold, this is to be confirmed by your legal advisor.

GARDEN
Communal Gardens for all residents
Maintained as part of the annual service charge

PARKING
Private Parking Space
Gated Car Park

ADDITIONAL INFORMATION
Door Entry System
Guest suite for over night stays
Weekly evening activities including a board game evening
Coffee mornings
Close to amenities
Good transport links into town centre





LATTEYS CLOSE

HEATH, CF14 4PZ - £90,000

 1 Bedroom(s)  1 Bathroom(s)  530.00 sq ft

Nestled in the serene surroundings of Latteys Close, Cardiff, this bright retirement apartment offers a perfect blend of comfort and community living. This retirement apartment is offered with no chain, making it an attractive option for those ready to make a move, straight away.

With one well-proportioned double bedroom with fitted wardrobes and a good sized living room, this flat is ideal for those seeking a retirement property in the area. The property boasts a modern bathroom which has recently been upgraded with a double walk in shower, ensuring convenience and ease of living.

The Kitchen includes a refrigerator & freezer, electric hob, dishwasher and oven, and the hall way has plenty of extra storage options, with a walk in linen cupboard / storage room.

One of the various extra features is the welcoming communal residents lounge equipped with a communal kitchen complete with tea and coffee making facilities. Residents can gather and enjoy various events throughout the week. Fostering a sense of belonging and camaraderie among neighbours & residents.

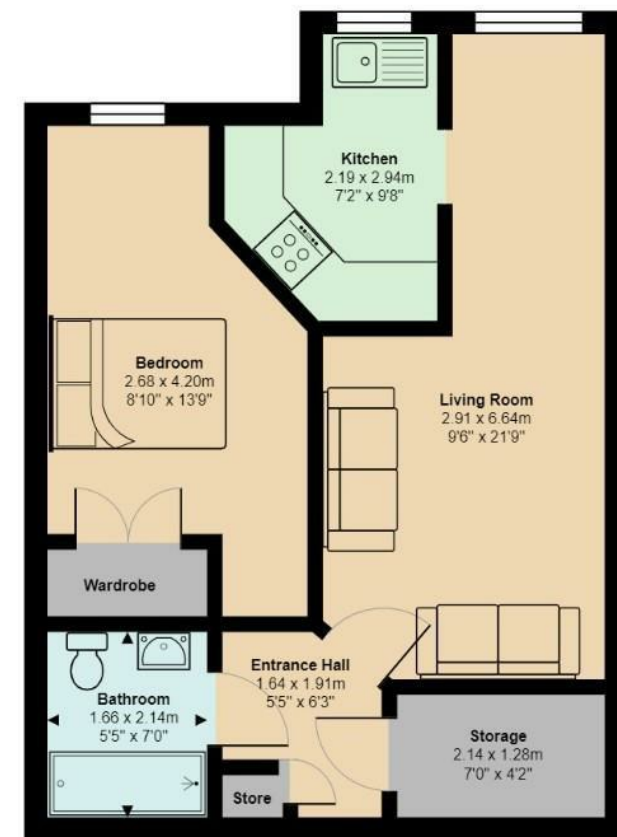
The Development has its very own laundry room which all residents are welcome to use at their leisure. With lift access to all floors and safety pull/cords in all rooms within the apartment, safety and security are paramount. A site manager is available during the day, and 24-hour emergency care available, providing peace of mind for residents and their families. Additionally, the property includes private parking within a gated car park, ensuring that your vehicle is secure and easily accessible.

The well-maintained gardens surrounding the apartment create a tranquil environment, perfect for leisurely strolls or simply enjoying the beauty of nature.

In summary, this delightful apartment is not just a home; it is a lifestyle choice that prioritise comfort, community & security. Whether you are looking to downsize or seeking a supportive environment call the office on 02920499680 to book a viewing today

PROPERTY SPECIALIST
Mr Ollie Vincent
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Birch Court

Total Area: 49.2 m² ... 530 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	86
(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	