

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



THE CRESCENT  
LLANDAFF

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LLANDAFF, CF5 2DL - £199,950

A charming third floor apartment situated in a purpose built block with lift access in Llandaff. The property comprises of an entrance hallway, fitted kitchen, lounge/diner that overlooks the beautiful gardens, enclosed balcony area, bathroom and two bedrooms. Benefits include lovely communal grounds and residents parking.

2 bedroom(s) 1 bathroom(s) 747.45 sq ft

- FOYER
- HALLWAY
- LIVING ROOM  
4.95m x 4.93m (16'3 x 16'2)
- DINING ROOM  
2.69m x 3.56m (8'10 x 11'8)
- KITCHEN  
2.31m x 3.20m (7'7 x 10'6)
- BEDROOM 1  
2.82m x 2.95m (9'3 x 9'8)
- BEDROOM 2  
3.18m x 2.51m (10'5 x 8'3)
- BATHROOM  
1.70m x 2.62m (5'7 x 8'7)
- COVERED BALCONY

LEASE DETAILS  
960 years remaining  
Service charge £2112.00 per Annum  
Peppercorn ground rent

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



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 74                      | 74        |
| (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 |           |

