

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



THE CRESCE
LLANDAFF

THE CRESCENT

LLANDAFF, CF5 2DL - £170,000

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	80
(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

1 bedroom(s) 1 bathroom(s) 591.00 sq ft

HALLWAY
5.05m x 1.22m (16'7 x 4')



BEDROOM
3.89m x 4.06m (12'9 x 13'4')



LOUNGE
5.51m x 4.29m (18'1 x 14'1')



BALCONY
1.70m x 2.01m (5'7 x 6'7')



KITCHEN
3.20m x 2.18m (10'6 x 7'2")



Flat 7, Horton House, The Crescent, Llandaff, CF5 2DL

BATHROOM
1.68m x 2.13m (5'6 x 7')

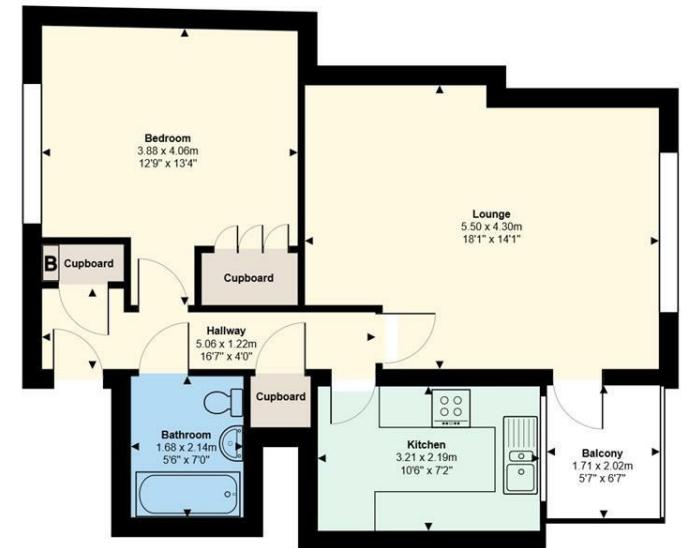


SERVICE CHARGE
£1512.32 PER ANNUM

TENURE

We are advised that the property is Share of Freehold. This will need to be confirmed by your legal advisor.

COUNCIL TAX
Band - D



Total Area: 54.9 m² ... 591 ft² (excluding balcony)
All measurements are approximate and for display purposes only