

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss






THE CRESCENT
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.

 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)

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.

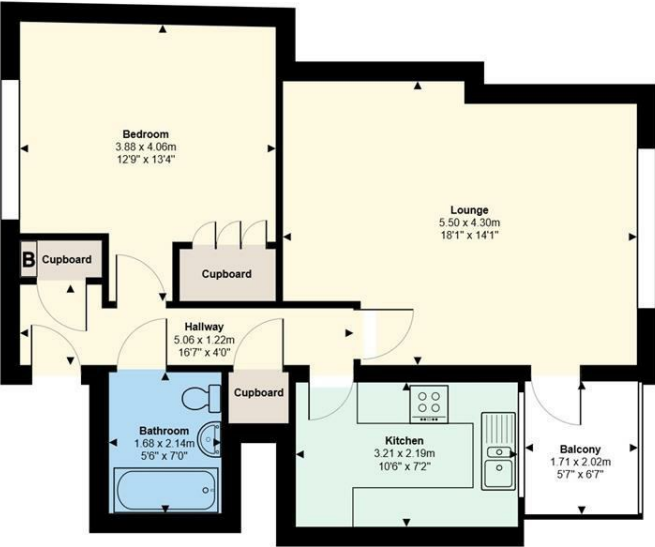
COUNCIL TAX
Band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(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



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



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