

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	

