



Newlands Court, Llanishen CF14 5HU

- EPC Rating: Awaited
- Top Floor Retirement Apartment
- No Ongoing Chain
- Modernised Kitchen and Shower Room
- Communal Parking





About The Property

A modernised second floor retirement apartment situated within walking distance of Llanishen village, train station and bus stop. Residents must be 55 years or over and not in full time employment. Lift facility, laundry room, guest suite and house manager. Landscaped communal gardens and parking.

Accommodation

Entrance Hall

Living Room

15' 2" x 9' 7" (4.62m x 2.92m)

Kitchen/Diner

10' 6" to x 6' 5" (3.20m x 1.96m)

Store Room

5' 6" x 4' 10" (1.68m x 1.47m)

Peter Alan - Llanishen

02920 618552
llanishen@peteralan.co.uk
peteralan.co.uk



Shower Room

7' 6" x 6' 1" (2.29m x 1.85m)

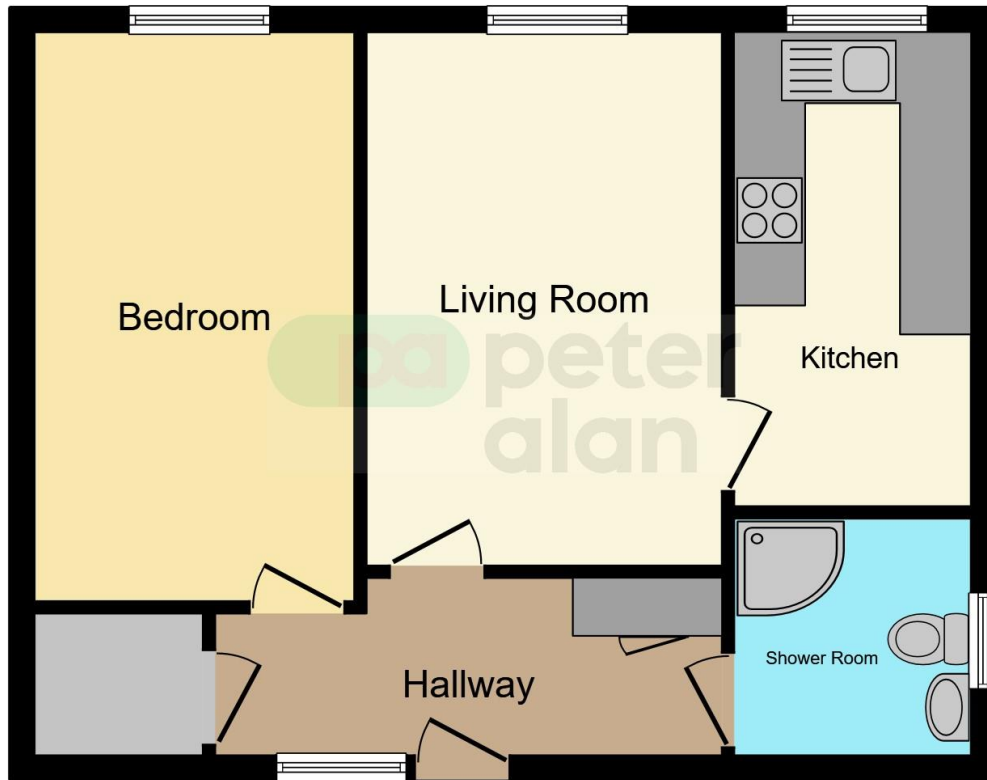
Bedroom

16' 4" x 8' 8" (4.98m x 2.64m)

Outside

Communal Gardens / Parking

Guest Suite / Laundry Room



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.