



Ashdown Close, St Mellons, , CF3 0HS

£112,500



- Retirement
- Over 55's Only
- Ground Floor Flat
- Two Bedrooms
- No Onward Chain
- Cul-De-Sac Location
- No Onward Chain
- EPC Rating C

Description...

Don't miss out on this fantastic opportunity to acquire a charming two-bedroom ground floor retirement apartment. Nestled in a tranquil cul-de-sac, this property provides the ideal setting for over-55s seeking a warden-controlled living environment. The complex boasts convenient amenities such as a laundry room and a communal space where residents can participate in various activities.

As you step into this apartment, you'll be welcomed by a communal entrance hall with an intercom system, ensuring your security and peace of mind. Inside, you'll find a well-appointed entrance hall, a spacious lounge, a modern kitchen, a convenient shower room, and the two aforementioned bedrooms, providing comfortable and functional living spaces.

What's more, this property is a rare find, offered for sale with no chain. Act swiftly to secure your spot in this wonderful retirement community!

Additional Information

Over 55's Only

Leasehold - 964 Years Remaining

Service Charge / Ground Rent - Approx. £120pcm (to be confirmed)

Council Tax Band - B

EPC Rating - B

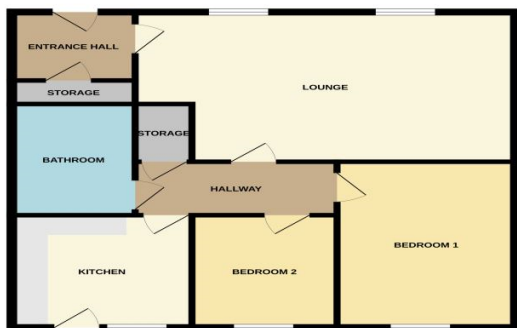
Accommodation...

- Entrance Hallway
- Lounge
- Kitchen
- Bedroom One
- Bedroom Two
- Shower Room
- Rear Garden





GROUND FLOOR
603 sq. ft. (56.0 sq. m.) approx.



2 BEDROOM GROUND FLOOR APPOINTMENT
TOTAL FLOOR AREA: 603 sq. ft. (56.0 sq. m.) approx.
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Floorplan

GROUND FLOOR
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Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
81-91 B			85
69-80 C		80	
55-68 D			
39-54 E			
21-38 F			
1-20 G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		