

61 McLay Court

St. Fagans Road, Cardiff, South Glamorgan, CF5 3BP



PRICE: £125,000

Lease: 125 years from 1999

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR McLay Court has a bus stop outside. There are local shops on fairwater green, then roughly a 10 min walk there is a co-op, spar with post office inside, dentist, optician, and a pharmacy. McLay Court is also close to Shopping centres in Canton and Central Cardiff by bus or car. McLay Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 64 properties arranged over 3 floors each served by a lift. The development consists of one and two bedroom retirement apartments each benefiting from its own private front door, entrance hall, lounge/dining area, fitted kitchen and fitted bathroom. The Development Manager can be contacted from various points within each property in the event of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge & Communal Gardens
Lift to all floors
24 hour Emergency Appello call system
Video Door Entry System (linked to owners TV)

Guest Suite and Intruder Alarm System
Development Manager
Independent living retirement home
Lease: 125 years from 1999
Communal Laundry facilities



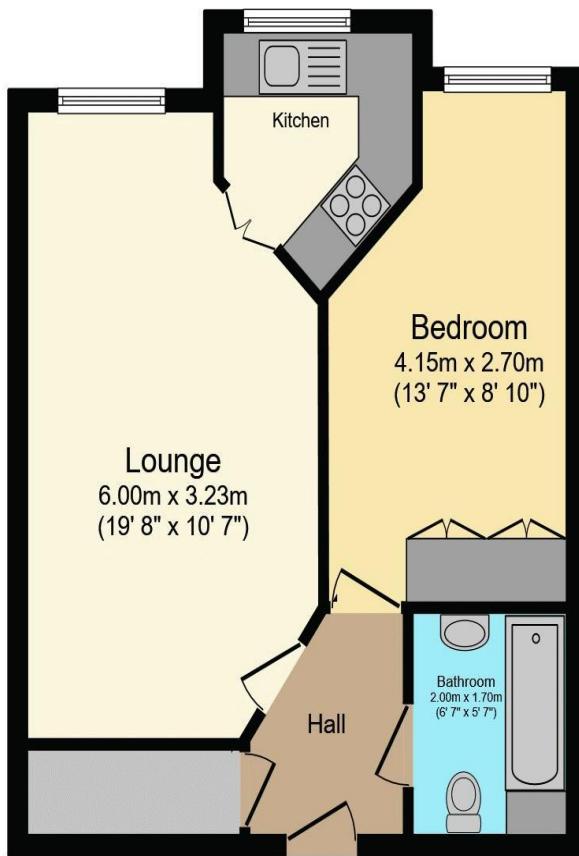
**For more details or to make an appointment to view, please contact
Charlotte Harvey MNAEA**



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Total floor area 42.6 sq.m. (458 sq.ft.) approx

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).

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Energy Efficiency Rating		Current	Potential	For Financial Year Ending:
Very energy efficient - lower running costs				<u>31/8/25</u>
(92+)	A			Annual Ground Rent:
(81-91)	B			£646.22
(69-80)	C			Ground Rent Period Review:
(55-68)	D	73	83	2043
(39-54)	E			Annual Service Charge:
(21-38)	F			£2,707.86
(1-20)	G			Council Tax Band:
Not energy efficient - higher running costs				D
England & Wales		EU Directive 2002/91/EC		Event Fees:
www.EPC4U.COM				1% Transfer
				1% Contingency

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.