

PROVIDING QUALITY HOMES THROUGHOUT WALES



WESTERN COURT Canton, Cardiff RETIREMENT FOR SALE



FEATURES

- One Bed & Two Bed Flats
- Resident Scheme Manager
- Residents Parking
- Guest room
- Communal Laundry
- Communal Gardens
- 24Hr Emergency Alarm
- Lift to all floors

**Monthly Service Charges:
£112.11 for one bed
& £125.54 for 2 bed**

**FOR FURTHER INFORMATION
Telephone 0870 013 1930**

DARPARU CARTREFI O ANSAWDD TRWY GYMRU

LOCATION

Western Court is situated in the Canton area of Cardiff, within walking distance of Cathedral Road and Llandaff fields. The scheme is close to the extensive shopping area of Canton, which provides for most of the needs of the residents. The scheme is close to the main bus route, which runs into Cardiff city centre.

DESCRIPTION

Western Court comprises of twenty-seven flats, twenty-three one bedroom and four two bedroom. The scheme is built over three storeys with a lift serving all floors. The scheme has a guest room, which is available to relatives of residents to stay for a short period, for which there is a small charge. The scheme has a communal laundry, which is for the use of all residents, with a drying area to the rear of the scheme. The grounds are landscaped with defined borders and lawned areas. There are private parking facilities for residents at the scheme.

The Resident Scheme Manager, Mrs Pat Green, works 9am to 1pm Monday to Friday, and will check the well being of residents on these mornings. As the Scheme Manager is residential she can be contacted out of hours in the event of an emergency. When the resident Scheme Manager is off duty, our Emergency Alarm Centre will answer all calls. This is covered 24hrs a day, fifty-two weeks of the year. The Emergency Alarm Centre staff will be able to summon all the necessary help to deal with any emergency.

AMENITIES

Western Court is close to most local amenities, with local shops and cafés within a few minutes walk. A Doctors' surgery is at the end of Conway Road and this is where most residents are registered. Thompson Park, which has a bowling green, is a short distance from the scheme.

The close amenities of parks, buses, churches, pubs, cafés and medical surgeries make Western Court a much sought after scheme where residents can enjoy their retirement in safety and comfort.