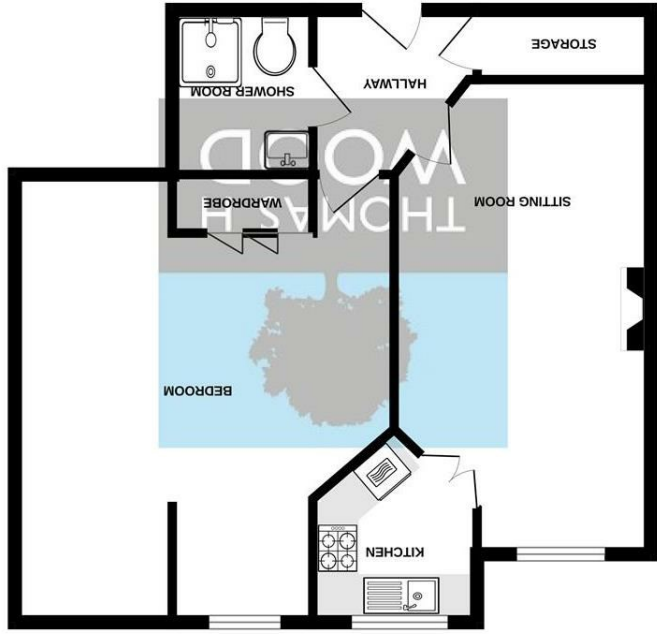


EU Directive 2002/91/EC  
 England & Wales

Very energy efficient - lower running costs  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (38-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

Current Potential



GROUND FLOOR (602 sq.ft.) approx.

ONE BEDROOM TOP FLOOR APARTMENT  
 TOTAL FLOOR AREA : 56.0 sq.m. (602 sq.ft.) approx.  
 We hereby warrant that the floor area has been measured in accordance with the provisions of the Landlord and Tenant Act 1985 and the Land and Property (Miscellaneous Provisions) Act 1989. The landlord, agent and repairer accept that the floor area is not guaranteed and that the landlord is not liable for any loss or damage to the tenant's property or contents.



CONTACT

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43 Pritchard Court, Cardiff  
Road,  
Llandaff, Cardiff  
CF5 2DF

Asking Price £175,000  
Retirement Property  
1 Bedrooms

Tenure - Leasehold

Floor Area - 602.00 sq ft

Current EPC Rating - null

Potential EPC Rating - null

An immaculate, and larger than average one-bedroom apartment, situated in Pritchard Court in Llandaff. Pritchard Court is a premium development of high-quality retirement homes, that boasts beautiful grounds and an exceptional location. Ideally located to Llandaff's bustling parade of shops, cafes, and restaurants, as well as being a short walk from the Cathedral and 'Village' green. Furthermore, there is a bus stop outside the development with a frequent bus service to the city centre. Apartment No. 43 offers a pleasant outlook, recently refurbished shower room with walk-in shower, new carpets throughout and a particularly spacious bedroom. Offered for sale for the first time in over ten years and to be sold with no onward chain.

Features of Pritchard Court:

- Residents' lounge
- Guest suite
- On-site car park
- Security entry system
- On-site house manager
- Emergency call system
- Lift to all floors
- Laundry room
- Landscaped gardens

#### HALLWAY

With carpeted floor, painted walls and smooth ceiling. Useful storage cupboards and doors to all rooms.

#### SITTING ROOM

3.26m x 5.97m (10'8" x 19'7")

Bright and spacious reception room with carpeted floor, painted walls and smooth ceiling. UPVC French doors with Juliette balcony overlooking the front aspect of the property. Feature electric fireplace. Glazed doors to;

#### KITCHEN

2.31m x 1.88m (7'6" x 6'2")

With a range of wall and base units with contrasting work

surfaces. Stainless steel sink, dish washer, integrated fridge/freezer, electric hob and eye level oven. UPVC window to front.

#### BEDROOM

6.02m x 4.88m (19'9" x 16'0")

A larger than average bedroom with carpeted floor, painted walls and smooth ceiling. Fitted wardrobes along one side, ample space to house further storage if desired.

#### SHOWER ROOM

1.88m x 2.08 (6'2" x 6'9")

Recently refurbished. Low level WC, vanity wash hand basin and shower enclosure. The shower room has the benefit of grab rails and easy access to the shower.

#### TENURE

LEASEHOLD - Terms of Lease 125 years from 2007. 108 years remaining

SERVICE CHARGE - £3215.74 (Paid half yearly £1607.87)

GROUND RENT - £425.00 (Paid half Yearly £212.50)

#### COUNCIL TAX

Band E



