



# Cardiff Road

| Llandaff | Cardiff | CF5 2DE



# CARDIFF ROAD

Guide Price £169,950



No chain. Retire in style. A wonderful and immaculately presented, second floor retirement apartment overlooking the communal gardens. This one bedroom apartment has been recently refurbished and is perfectly positioned, ready for the next occupier to move straight in.

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.37 offers a pleasant outlook, recently refurbished shower room with walk-in shower, new carpets throughout and a particularly spacious bedroom.

The property features a 24-hour security system, lift access to all floors, a dedicated House Manager, guest suites, laundry rooms, communal lounge, garden areas and private parking spaces.

## Entrance

Entered via a communal entrance. Lift to the second floor. Door into the hallway.

## Hallway

Large storage cupboard housing hot water boiler.

## Living Room/Diner

17'6" x 10'5"

Double-glazed patio door to the front with a Juliette balcony looking over the communal gardens. Radiators. Wooden fireplace surround. Glass door leading into the kitchen.

## Kitchen

Double-glazed windows to the front. The kitchen is fitted with wall and base units with worktops. Tiled splashbacks, Sink and drainer. Four-ring electric hob and oven. Integrated fridge/freezer. Laminate flooring.

## Bedroom One

13'3" x 8'11"

Double-glazed windows to the front. Fitted wardrobes. Radiator.

## Bathroom

6'9" x 5'6"

Bathroom suite with walk-in shower, w/c and wash hand basin. Tiled walls and floor. Electric underfloor heating.

## OUTSIDE

Communal gardens with sitting areas. Mature trees, shrubs and flowers.

## Tenure

We have been advised by the vendor that the property is Leasehold. The lease is 125 years from 1st May 2007 with 108 years remaining on the lease. The Ground Rent is £425 per year and the Annual Service Charge is £3,215.72.

Council Tax - E. EPC - B

## Additional Information

Tenure: Leasehold  
Annual Ground Rent £ 425  
Service and Maintenance Charges £ (include payment frequency) 1600 per half year

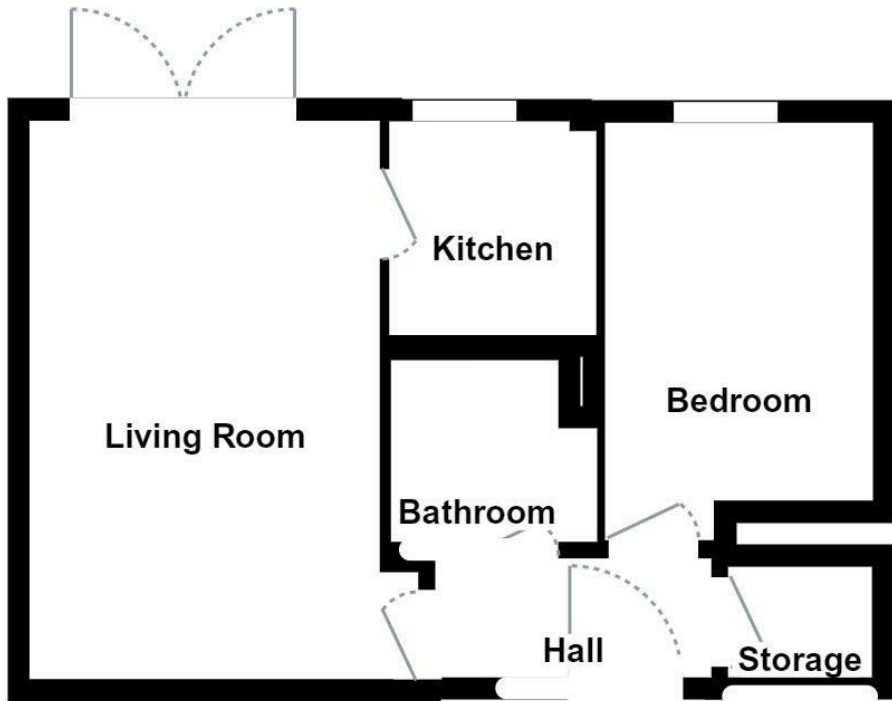
Does the Service Charge Include Water Rates Yes  
Does the property come with parking? (Please tick multiple if required) Yes - however, this is only on a first come first serve basis  
Visitor parking is available on site

Does the property your selling benefit from any outdoor space? Yes,  
Communal  
Management Company  
Name and Address (If known) First port Retirement Property Services  
Marlborough house  
Wigmore place  
Wigmore Lane  
Luton  
LU2 9EX



Call Hern & Crabtree to arrange a viewing on **02920 555 198**

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		86
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.