Cardiff Road

LLANDAFF, CARDIFF, CF5 2DE

GUIDE PRICE £139,950

Hern & Crabtree

Cardiff Road

No Chain. A well presented, one bedroom retirement apartment perfectly positioned adjacent to the lift on the second floor of this popular retirement development of Pritchard Court set in the heart of Llandaff Village.

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.42 offers a spacious entrance hall, lounge with a juliette balcony, fitted kitchen, double bedroom with fitted wardrobes and a bathroom.

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.

460.00 sq ft

Communal Entrance
Entered via a communal entrance system. Doors into the communal area. Stairs or lift to the second floor apartment.

Hallway
Wooden door into the hallway. Storage cupboard housing boiler. Coved ceiling.

Lounge
19'3" x 8'11" max
Double glazed French doors to the front aspect with a juliette balcony. Coved ceiling. Radiator. Eletric fire with wooden surround.

Kitchen
7'7" x 8'1"
Double glazed window to the front. Fitted kitchen with wall and base units and worksurfaces. Stainless steel sink and drainer. Integrated electric hob and oven and grill. Integrated fridge and freezer. Laminate flooring.

Bedroom One
14'8" x 9'2"
Double glazed window to the front. Radiator. Coved ceiling. Built in wardrobe.

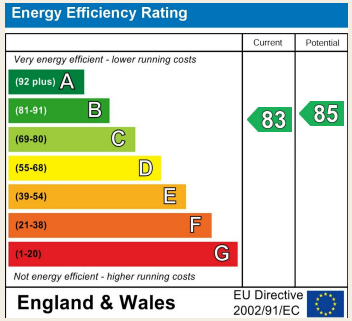
Bathroom
5'6" x 6'9"
Shower cupbicle, bath, wash hand basin and w/c. Heated towel rail. Tiled walls and laminate flooring. Heater. Coved ceiling.

OUTSIDE
Communal landscaped gardens with plenty of lawn and sitting areas. Mature shrubs, trees and flowers.

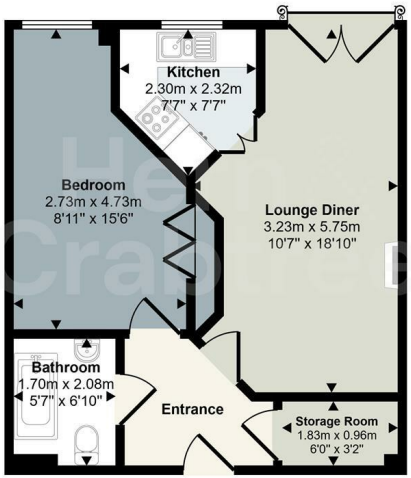
Additional Information
We have been advised by the vendor that the property is Leasehold. The lease is 125 years from 1st May 2007 with 108 years remaining on the lease. The Ground Rent is £425 per year and the Annual Service Charge is £3,372.74.
Council Tax - E Epc - B

Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Good old-fashioned service with a modern way of thinking.



Approx Gross Internal Area
43 sq m / 460 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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