

# Cardiff Road

LLANDAFF, CARDIFF, CF5 2DE

**OFFERS IN EXCESS OF £130,000**

**Hern &  
Crabtree**



# Cardiff Road

No Chain. A well presented, one bedroom retirement apartment perfectly positioned adjacent to the lift on the first 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.21 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.



# 483.00 sq ft

## Communal Entrance

Stairs and lift to first floor flat.

## Entrance to the apartment

Entered via a wood front door, security entry phone, covered ceiling, storage cupboard.

## Lounge

Double glazed doors onto a Juliet balcony to the front, radiator, electric fireplace.

## Kitchen

Double glazed window to the front, wall and base units with worktop over, stainless steel sink and drainer, integrated four ring electric hob with oven and grill, integrated fridge and freezer, heater, laminate flooring.

## Bedroom One

Double glazed window to the front, radiator, coved ceiling, fitted wardrobes.

## Bathroom

Fitted with walk in shower, w.c and wash hand basin, heated towel rail, coved ceiling, tiled walls, laminate floor.

## Additional Information

Exceptional location just across the road from Llandaff's busy High Street with it's shops, cafes, and restaurants, and only a short walk away from the Cathedral and village green. There is a frequent bus service to the City centre with a bus stop situated just outside the development.

Pritchard court's on site manager, John, has confirmed There are only pull cords in Bathroom & Hall, then should have a pendant to cover rest of the area.

## Communal Areas

Pritchard Court provides a residents lounge ,guest suite, car park on site, security entry system, on site house manager, emergency call system, lift to all floors, laundry room and landscaped gardens.

## Tenure

Tenure: Leasehold 125 years from 1 May 2007

Start Date 1 May 2007

Current amount of years remaining on the lease 107

Annual Ground Rent £ £425 per annum

Service and Maintenance Charges £ (include payment frequency) Half yearly service charge £1,686.37

## 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.



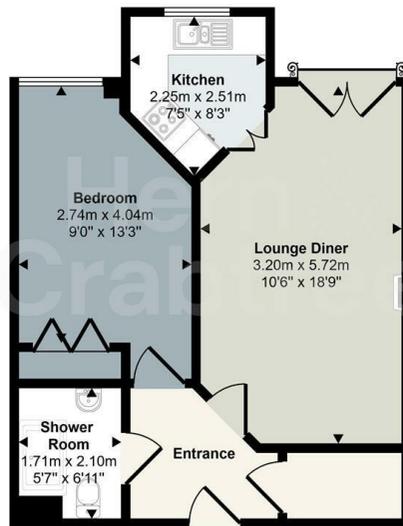
# Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	86
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Approx Gross Internal Area  
45 sq m / 483 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.



## Hern & Crabtree

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