

# Pritchard Court

LLANDAFF, CARDIFF, CF5 2DE

**GUIDE PRICE £165,000**

**Hern &  
Crabtree**





# Pritchard Court

No Chain. A wonderful and immaculately presented, first floor retirement apartment overlooking the communal gardens. This larger style, one bedroom apartment has been well maintained and is perfectly positioned close to the lift and is 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.28 offers a pleasant outlook, recently fitted shower room, lovely square lounge with a Juliette balcony and a particularly spacious bedroom with built in storage.

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.



**486.00 sq ft**

#### Entrance

Entered via a security entrance system into the communal area. Wooden fire door into the apartment.

#### Hallway

Coved ceiling. Large storage cupboard housing hot water tank.

#### Bedroom One

Double glazed window overlooking the rear. Built in wardrobe. Electric heater.

#### Shower Room

Walk in shower, w/c and wash hand basin. Coved ceiling. Tiled walls. Laminate flooring. Heater. Extractor fan.

#### Lounge/Dining Room

Double glazed French door leading out to a small Juliette balcony. Heater. Coved ceiling. Fireplace surround. Door into the kitchen.

#### Kitchen

Double glazed window to the rear. The kitchen is fitted with wall and base units with worksurfaces. Stainless steel sink and drainer. Four ring integrated electric hob, oven and grill. Integrated fridge and freezer. Tiled splashback.

#### Further Information

We have been advised by the vendor that the property is Leasehold.

Management company is Was Estates & Management Ltd of Molteno House, 302 Regent's Park Road, London.

Now Pritchard Court RTM Company Ltd [leaseholders have exercised their right to manage Pritchard Court]

Epc - B

council tax - E

#### 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

#### Tenure

Current amount of years remaining on the lease  
107

Annual Ground Rent £

£425

Service and Maintenance Charges £ (include payment frequency)

£1,642 per half year

#### Comunal 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.

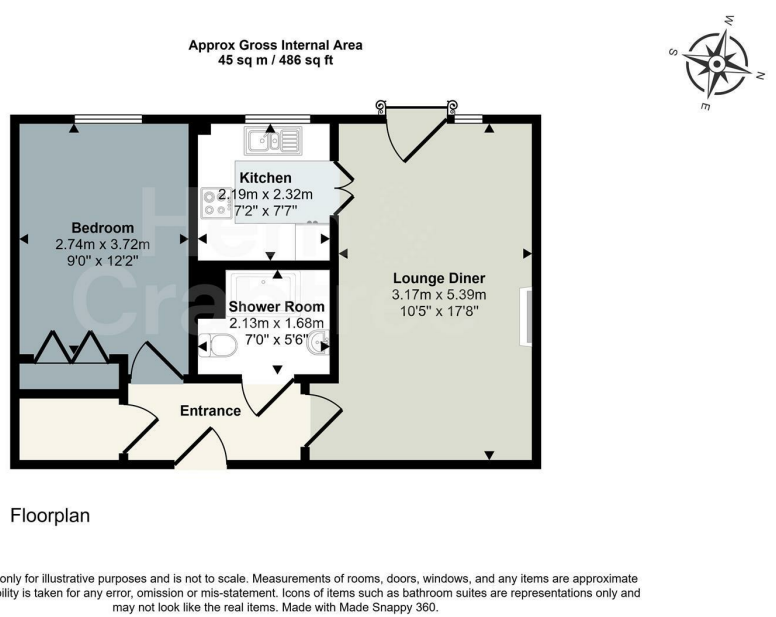
#### Additional Information

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.





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>	87	88
(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		

England & Wales EU Directive 2002/91/EC



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