

Pritchard Court

Llandaff | Cardiff | CF5 2DE

Apartment | Asking Price Of £159,950



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PROPERTY DESCRIPTION

CHAIN FREE - RETIREMENT APARTMENT IN THE HEART OF LLANDAFF
MGY are delighted to bring to market this well presented one bedroom, second floor retirement apartment within an exclusive development situated in the heart of Llandaff. Located a stones throw away from the historic Llandaff village which boasts its shops, cafes, bars and restaurants. The property comprises entrance hallway, lounge, kitchen, one double bedroom and bathroom. The property further benefits from having a private balcony overlooking the well maintained gardens, off road parking, and is double glazed throughout.

- **Tenure** Leasehold
- **Council Tax Band** E
- **Floor Area (approx.)** 506 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Carpet to floor. Walk-in storage cupboard with shelving and houses the hot water tank. Power points. Intercom system. Pendant light fitting. Doors to lounge, bedroom and a bathroom.

LOUNGE

19' 7" x 10' 7" (5.97m x 3.25m)
Carpet to floor. 2 x pendant light fittings. Electric heater. Double glazed French door leading onto private balcony which overlooks the well-maintained gardens. Power points. Double doors with obscure glass inset leading into kitchen.

KITCHEN

Range of wall, base and drawer units with round edged worktops incorporating stainless steel sink with drainer and mixer tap over and electric hob with extractor hood above. Tiled splashbacks. Integrated electric oven. Double glazed window overlooking the gardens. Power points. Extractor fan. Strip light to ceiling.

BEDROOM

13' 6" x 9' 3" (4.14m x 2.84m)
Carpet to floor. Built in wardrobes with mirrored fronts. Electric heater. Pendant light fitting. Double glazed window overlooking garden. Power points.

BATHROOM

Fully tiled walls. Carpet to floor. WC. Vanity wash hand basin with hot and cold tap over. Wall mounted mirror with fitted light above. Shaver point. Panelled bath with hot and cold tap and mains powered shower over. Stainless steel heated towel rail. Pendant light fitting. Extractor fan.

OUTSIDE

Exceptionally landscaped communal gardens. Allocated parking.

TENURE

MGY are advised that the property is leasehold.

Lease Length - 125 years from 1st May 2007

Service Charge - £2,460 per annum (approx.)

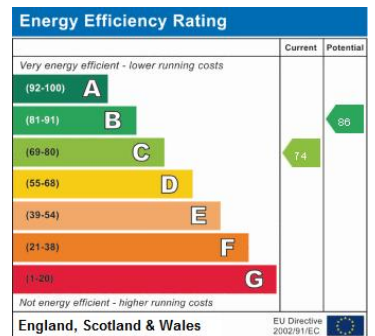
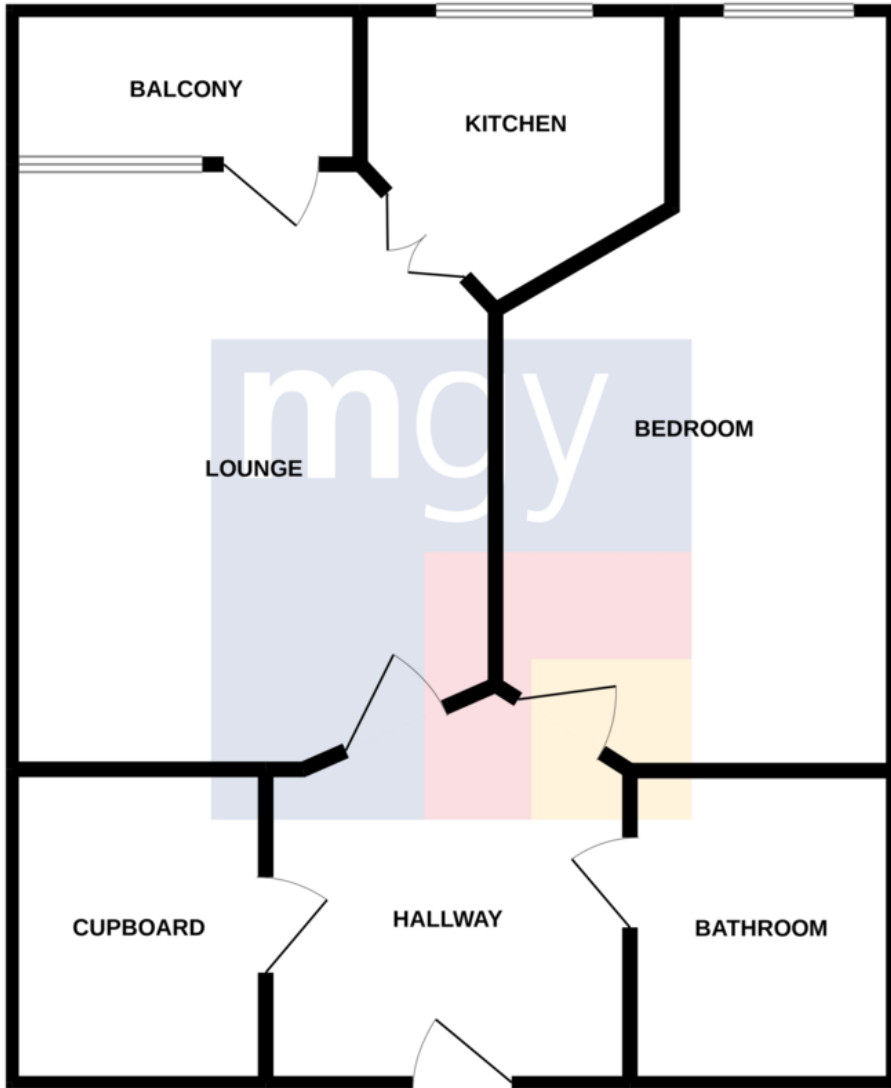
Ground Rent - £425 per annum (approx.)



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FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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