

FOR SALE

Offers in Region of £259,950 Leasehold



44 Pritchard Court, Cardiff Road, Llandaff, Cardiff, South Glamorgan. CF5 2DE

- 2 Bedrooms
- LIFT ACCESS
- MINIMUM AGE 60 YEARS
- 24 HOUR EMERGENCY CALL SYSTEM
- VISITOR SUITE
- GUEST SUITE
- Owners Lounge
- Large Communal Gardens
- Off Street Parking



Mr Homes Estate Agents
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PROPERTY DESCRIPTION

**** Offers in Region of £259,950 **** Discover comfortable and convenient retirement living in this upper floor apartment in Llandaff, offering two spacious bedrooms and easy lift access to all floors. Residents benefit from a larger communal lounge, on-site laundry room, off street parking, and a welcoming guest suite for visiting family and friends. Safety and peace of mind are assured with a 24-hour emergency call system.

Enjoy relaxing in the large communal gardens, perfect for socialising or peaceful outdoor moments. Ideally situated close to local amenities and transport links, this apartment provides the perfect blend of independence and community living in a desirable location.

Annual service charge is £5059.11 for 2026/2027

Leasehold 125 years from 1st May 2007 Annual Ground Rent £495.00



ROOM DESCRIPTIONS

Living Room

16'6" x 11'3"

5.04 x 3.44 m

Bedroom 1

11'3" x 12'10"

3.44 x 3.93 m

Bedroom 2

15'3" x 8'9"

4.67 x 2.68 m

Bathroom

5'7" x 5'4"

1.64 x 1.72 m

Kitchen

9'0" x 5'8"

1.75 x 2.75 m

Hallway

17'9" x 7'0"

5.41 x 2.15



MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Off Street.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: B (84)

Annual Service Charge: £5,059.00

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

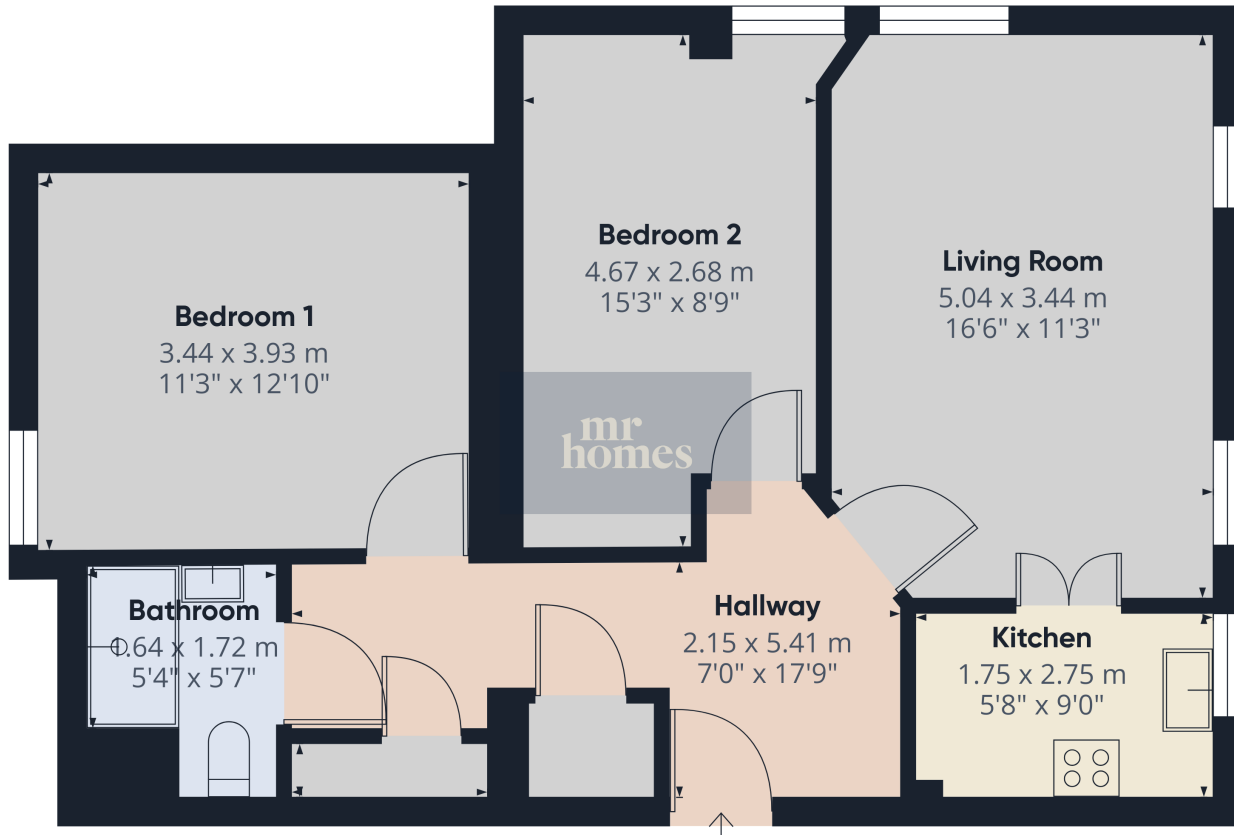
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



FLOORPLAN & EPC

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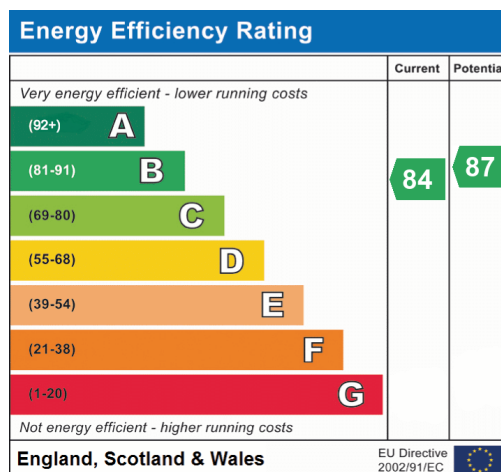
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Approximate total area^m
62 m²
668 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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