

FOR SALE

Offers in Region of £165,000 Leasehold



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

- Sought After Location
- Laundry Room
- 24 HOUR EMERGENCY CALL SYSTEM
- GUEST SUITE
- LIFT ACCESS
- 1 BEDROOM APARTMENT
- Large Communal Gardens



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PROPERTY DESCRIPTION

**** Offers in the Region of £165,000 **** Discover the perfect blend of comfort and convenience in this charming 1-bedroom apartment located in the highly sought-after area of Llandaff. Nestled within a well-maintained building, this home offers lift access and a 24-hour emergency call system, providing peace of mind and ease of living. Residents can enjoy the spacious communal gardens, ideal for relaxation and outdoor activities, as well as access to a spacious lounge and laundry room on-site. The apartment benefits from a generous reception room filled with natural light, creating a warm and inviting atmosphere. Additionally, the property includes access to a guest suite, perfect for hosting visitors. Situated in a popular location, this apartment is perfect for those seeking a comfortable home with excellent amenities and a strong sense of community. Don't miss the opportunity to make this delightful apartment your new home in Llandaff.

Annual service charge is £3372.74 for 2026/2027

Leasehold 125 years from 1st May 2007 Annual Ground Rent £425.00



ROOM DESCRIPTIONS

Kitchen

8'7" x 7'7"

2.62 x 2.33 m

Bathroom

5'6" x 5'6"

1.69 x 1.69 m

Living Room

13'9" x 11' 8"

4.20 x 3.56 m

Bedroom

17'6" x 8'9"

5.36 x 2.69 m



MATERIAL INFORMATION

Council Tax: Band E

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 (82)

Annual Service Charge: £3,372.00

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

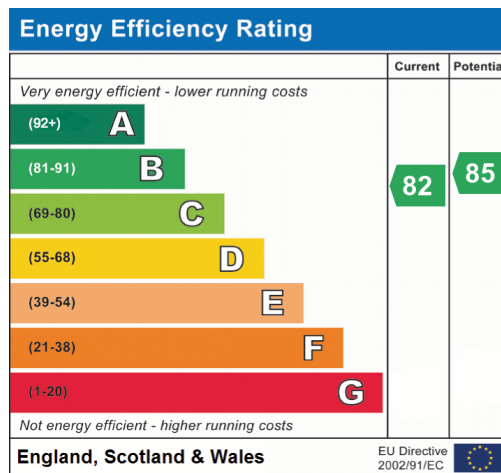
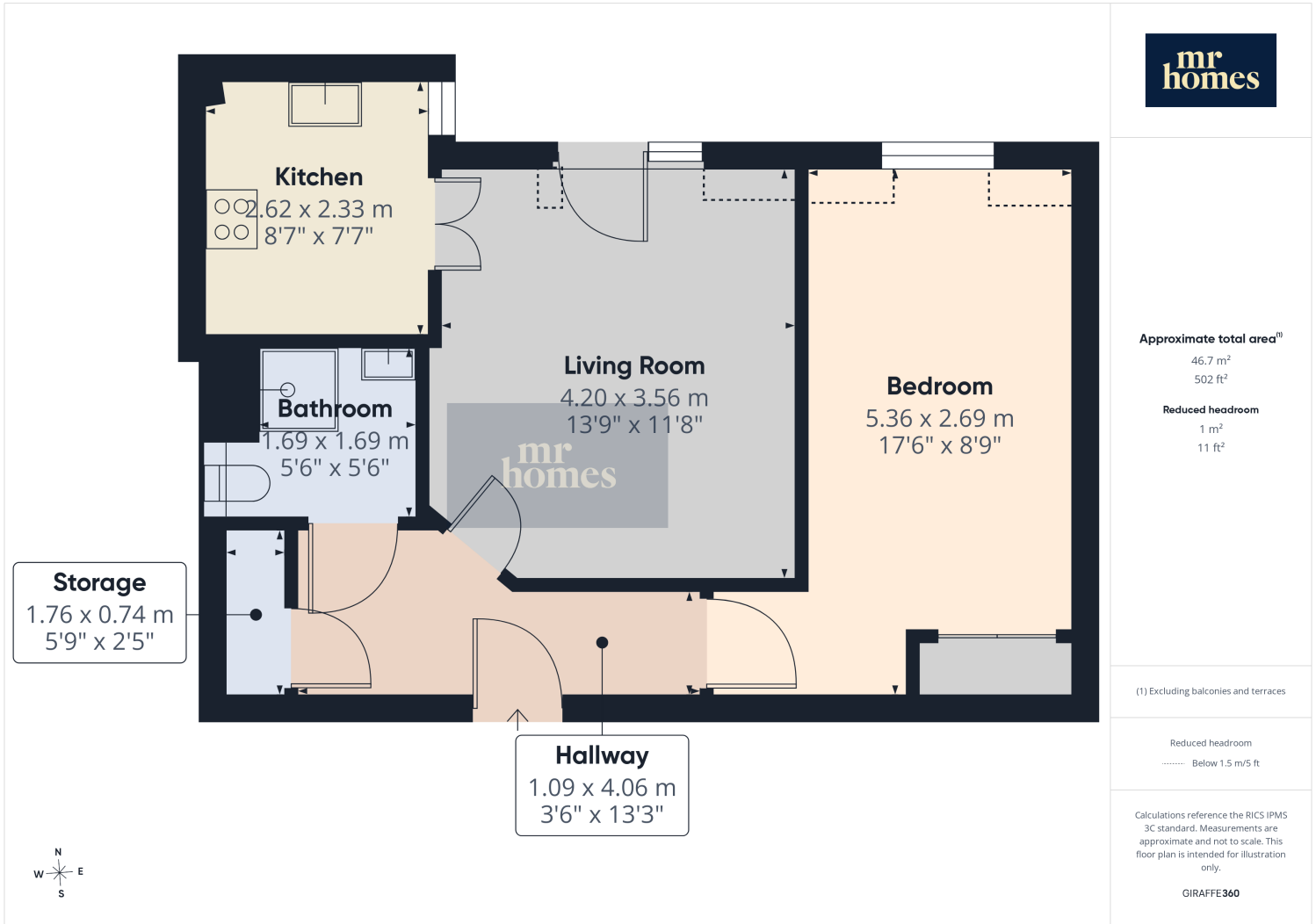
Any easements, servitudes, or wayleaves? No

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



FLOORPLAN & EPC

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