

## 40 Pritchard Court

40 Cardiff Road, Cardiff, South Glamorgan, CF5 2DE



**PRICE: £170,000**

**Lease: 125 years from 2007**

### Property Description:

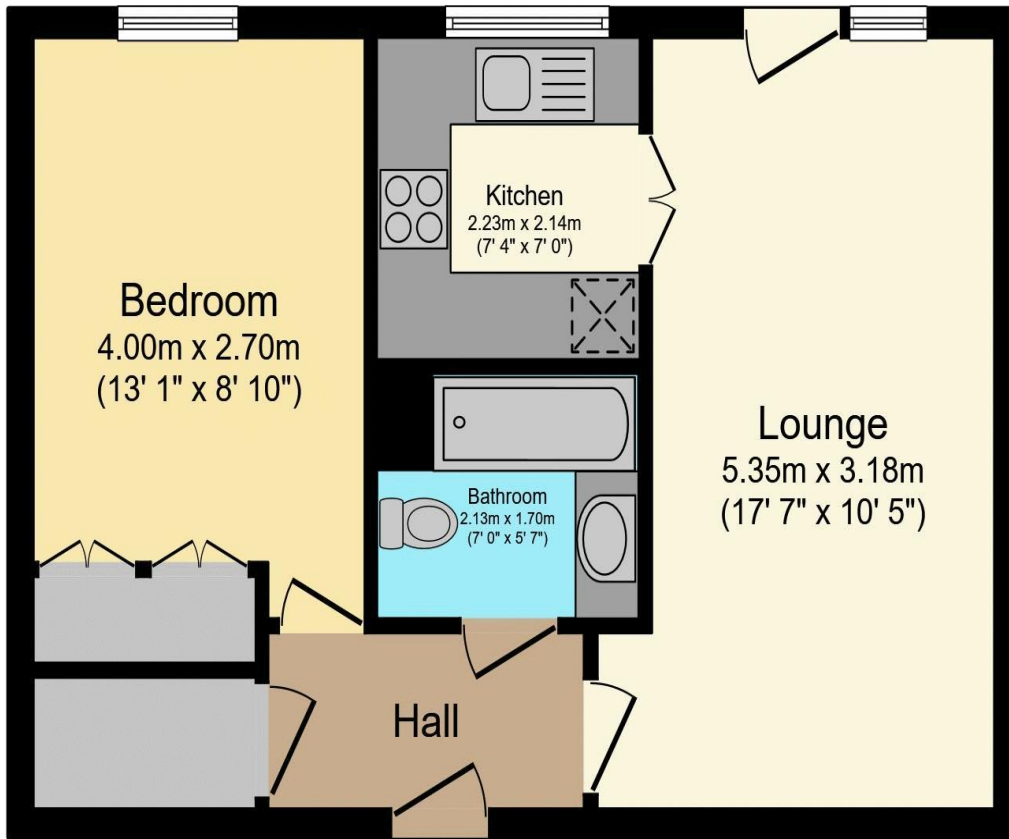
A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH JULIETTE BALCONY BENEFITING FROM BEING RE-DECORATED AND RE-CARPETED THROUGHOUT Pritchard Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 60 properties arranged over 4 floors each served by a lift. The development is conveniently located for the local shops and amenities the village of Llandaff has to offer. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Some apartments benefit from a balcony. It is a condition of purchase that residents be over the age of 60 years, or in the case of a couple one over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge  
Communal Laundry  
24 hour emergency Appello call system  
Lift to all floors  
Guest Suite

Development Manager  
Lift to all floors  
Minimum Age 60  
Lease 125 years from 2007



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**



Total floor area 41.9 m<sup>2</sup> (451 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		86	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			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**28/02/2025**

**Annual Ground Rent:**

**£425.00**

**Ground Rent Period Review:**

**2030**

**Annual Service Charge:**

**£3,215.74**

**Council Tax Band:**

**E**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.