



EDWARD ENGLAND WHARF
LLOYD GEORGE AVENUE
CARDIFF BAY CF10 4QL

OFFERS IN EXCESS OF
£215,000



GROUND FLOOR APARTMENT



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CHAIN FREE GROUND FLOOR APARTMENT IN PRIME LOCATION MGY are delighted to bring to market this ground floor, two double bedroom apartment within the Grade II listed building, known as Edward England Wharf. Conveniently located on Lloyd George Avenue the property offers easy walking access to Cardiff City Centre, Cardiff Railway Station and Cardiff Bay. The accommodation briefly comprises entrance hallway, open plan lounge/kitchen, two double bedrooms and bathroom. The property further benefits from secure gated entry, bike storage and an allocated parking space. EWS1 form in place. No chain. *Viewing highly recommended*

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 753 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

over and mains powered shower above. Pendant light fitting. Obscure double glazed window. Chrome heated towel rail. Extractor fan. Shaver point.

TERRACE

Paved outside space, overlooking the communal gardens. Accessed from the living room.

COMMUNAL GARDENS

Laid to lawn, with paved seating area.

PARKING

Secure gated access to an allocated parking space. Visitor parking.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2004. Service charges of £2,232.36 per annum, which includes building insurance, secure gated fob access, on-site caretaker, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure bike storage, an allocated parking space, visitor parking and parking management. Ground rent £150 per annum.

ENTRANCE HALL

Entered via front door leading from communal hallway. Carpet to floor. Pendant light fitting. Wall mounted electric heater. Doors to all rooms and door to large storage cupboard which houses the hot water tank.

LOUNGE/KITCHEN

18' 3" x 13' 4" (5.58m x 4.08m)
Carpet to flooring of lounge. Pendant light fitting. Double glazed doors opening onto terraced area. Two wall mounted electric heaters. Power points. Modern kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink with drainer and mixer tap over and electric hob with extractor above and oven beneath. Vinyl flooring. Integrated appliances such as washing machine, dishwasher and fridge/freezer. Tiled splashback. Power points.

BEDROOM ONE

12' 4" x 9' 0" (3.78m x 2.76m)
Carpet to floor. Pendant light fitting. Double glazed window. Wall mounted electric heater. Power points.

BEDROOM TWO

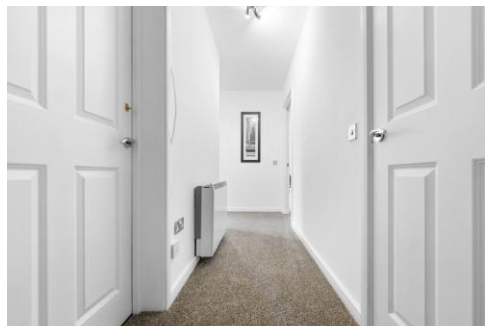
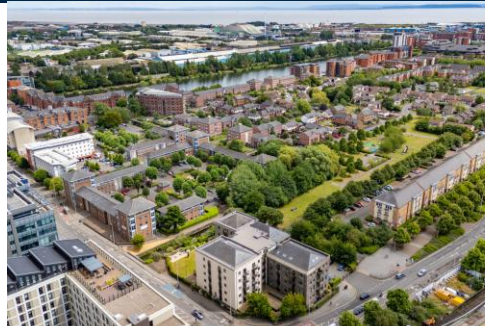
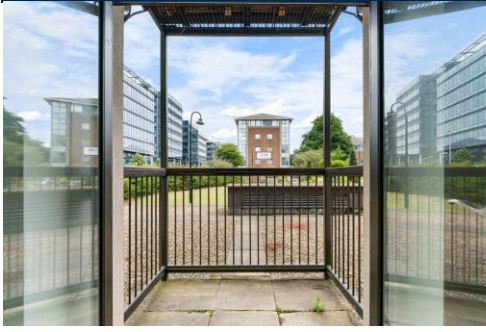
10' 9" x 6' 9" (3.30m x 2.08m)
Carpet to floor. Double glazed doors opening to Juliet balcony. Wall mounted electric heater. Pendant light fitting. Power points.

BATHROOM

8' 11" x 5' 8" (2.72m x 1.74m)
Tiled flooring and partially tiled walls. WC. Pedestal wash hand basin with mixer tap over. Panelled bath with mixer tap

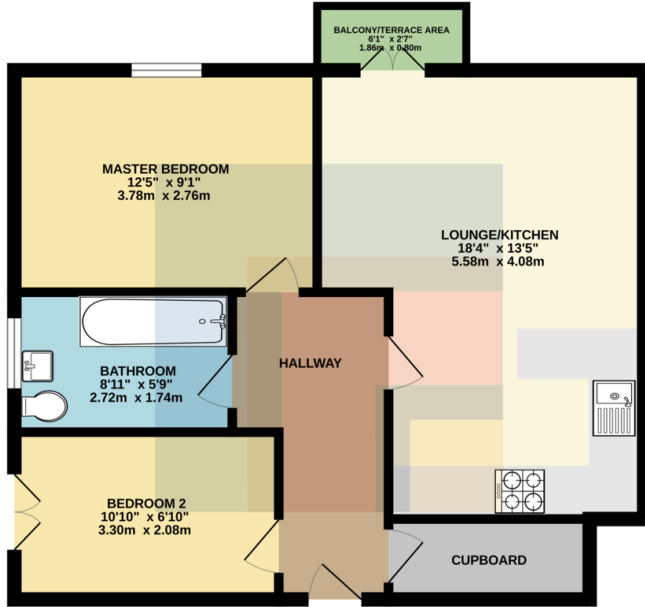


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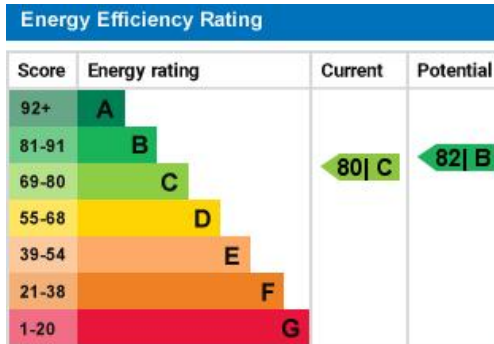


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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. Made with Metropix C0224



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