



203 Edward England Wharf Lloyd George Avenue, Cardiff

£220,000 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

LOCATION

Located on Lloyd George Avenue the development provides easy access to a variety of activities and leisure pursuits in Cardiff City Centre and Cardiff Bay. Lloyd George Avenue in Atlantic Wharf lies one mile south of the City Centre. The retail, social and leisure facilities of Mermaid Quay include St. David's Spa Hotel, Atlantic Wharf Leisure complex and the magnificent Wales Millennium Centre. The property also provides quick and easy access to the City Centre offering a wide range of retail and entertainment facilities expected of a Capital City including the Principality Stadium which hosts a variety of sport and entertainment events. The property is a short walk from Cardiff Central Station offering train and bus services. The M4 motorway is also easily accessed via the Butetown link and peripheral distributor road.

ENTRANCE HALL

Entered via front door leading from communal hallway. Karndean vinyl wood effect flooring. Pendant light fitting. Wall mounted electric heater. Doors leading to all rooms and door to large storage cupboard, housing hot water tank.

LOUNGE/KITCHEN/DINER

Fantastic open plan living space. Double glazed French doors leading to private balcony. Carpeted flooring to living room. Pendant light fitting. Two wall mounted electric heaters. Power points. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink with drainer and mixer tap over. Four ring electric hob with extractor hood over. Under unit spotlights. Laminate wood effect flooring. Integrated washing machine, dishwasher and fridge/freezer. Tiled splashback. Power points.

MASTER BEDROOM

Spacious double bedroom. Double glazed French doors with wooden shutters, leading to Juliette balcony. Carpeted flooring. Pendant light fitting. Wall mounted electric heater. Power points.

BEDROOM TWO

Second double bedroom. Double glazed windows to front aspect. Carpeted flooring. Wall mounted electric heater. Pendant light fitting. Power points.

BATHROOM

Double glazed windows to side aspect. Karndean wood effect flooring. Partially tiled walls. W.C. Pedestal wash hand basin with mixer tap over. Tiled bath with mixer tap over and mains powered shower above. Heated towel rail. Extractor fan. Shaver point. Wall mounted

BALCONY

Decked balcony, overlooking the attractive communal gardens. Space for seating. Accessed from the living room.

PARKING

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

COMMUNAL GARDENS

Beautiful communal gardens. Laid to lawn, with paved seating area.

FACILITIES

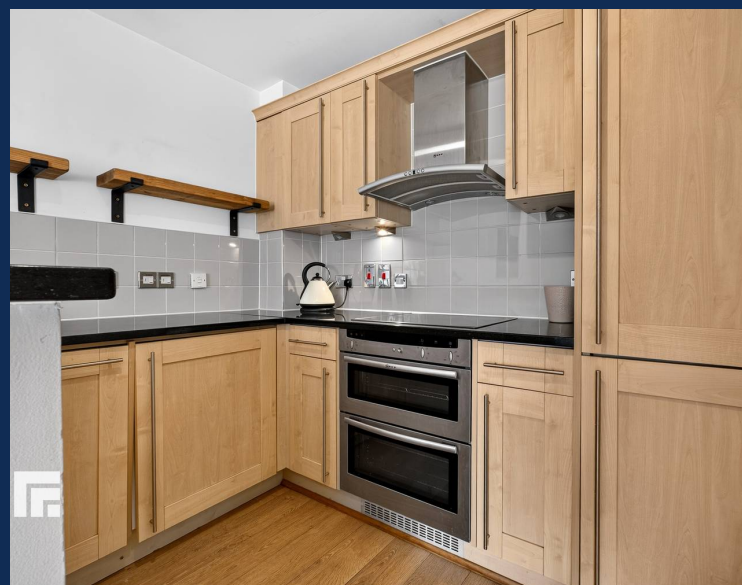
Onsite caretaker.

TENURE

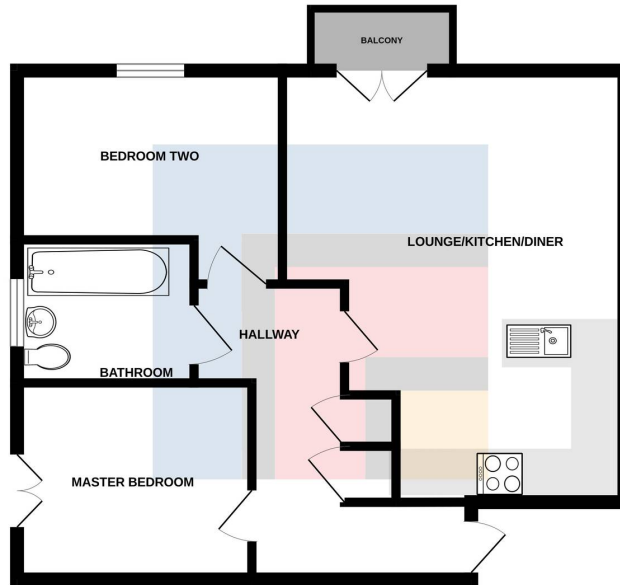
MGY are advised that the property is leasehold, with a term of 999 years from 2004. Service charges of £2,253.11 per annum, which includes building insurance, secure gated fob access, on-site caretaker, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space, visitor parking and parking management. Ground rent £150 per annum.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



SECOND FLOOR



While 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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CARDIFF 029 2046 5466

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South Glamorgan, CF10 5EE



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