





25 Amalfi House, Ffordd Garthorne, Cardiff

£215,000 Leasehold

IDEAL FIRST TIME PURCHASE OR INVESTMENT NO CHAIN** MGY are pleased to present for sale, a spacious two bedroom, top floor apartment situated within the popular location of Lloyd George Avenue.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

ENTRANCE HALL
Entered via wooden front door leading from communal hallway. Carpeted flooring. Wall mounted security entry intercom system. Doors to both bedrooms, bathroom, and storage cupboard. Spotlights. Carpeted stairs rising to first floor.

MASTER BEDROOM
11' 1" x 11' 11" (3.37m x 3.64m)
Carpet to floor. Pendant light fitting. Fitted wardrobes. Double glazed windows. Power points. Wall mounted radiator.

BEDROOM TWO
10' 0" x 7' 9" (3.06m x 2.36m)
Carpet to floor. Double bedroom. Double glazed window. Power points. Pendant light fitting with additional spotlights.

BATHROOM
6' 3" x 6' 7" (1.91m x 2.01m)
Vinyl flooring. Tiled walls. White three-piece-suite comprising WC, vanity wash hand basin with storage beneath, and panelled bath with hot and cold tap over and handheld shower attachment over. Spotlights. Shaver point. Wall mounted mirror. Extractor fan. Wall mounted radiator.

LIVING ROOM
13' 8" x 17' 3" (4.17m x 5.26m)
Carpet to floor. Spotlights. Power points. TV and telephone point. Double glazed windows. Wall mounted radiator.

KITCHEN/DINER
10' 0" x 14' 4" (3.06m x 4.38m)
Modern fitted separate kitchen with a range of wall, base and drawer units with worktops incorporating stainless steel sink. Four ring gas hob with extractor fan above and oven beneath. Ample storage. Space for washer/dryer and fridge/freezer. Integrated dishwasher. Stainless steel splashback. Storage cupboard housing Combi-boiler. Spotlights. Power points. Tiled flooring. Double glazed window. Radiator. Space for dining table and chairs.

TENURE
MGY are advised that the property is leasehold, with a term of 999 years from 2003. Low service charges of approx. £2135 per annum, which includes water rates, building insurance, security entry intercom system, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, barrier access to an allocated parking space, visitor parking and parking management. Ground rent £174 per annum.

PARKING
An allocated parking space and visitor parking.

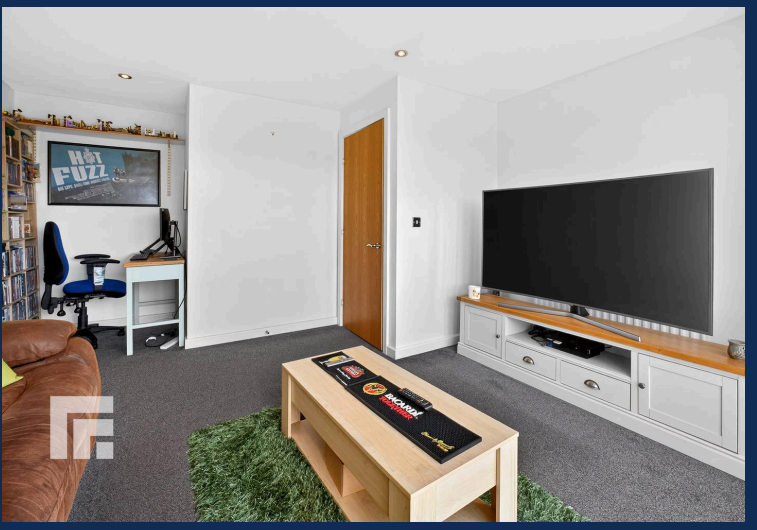
AML
Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details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

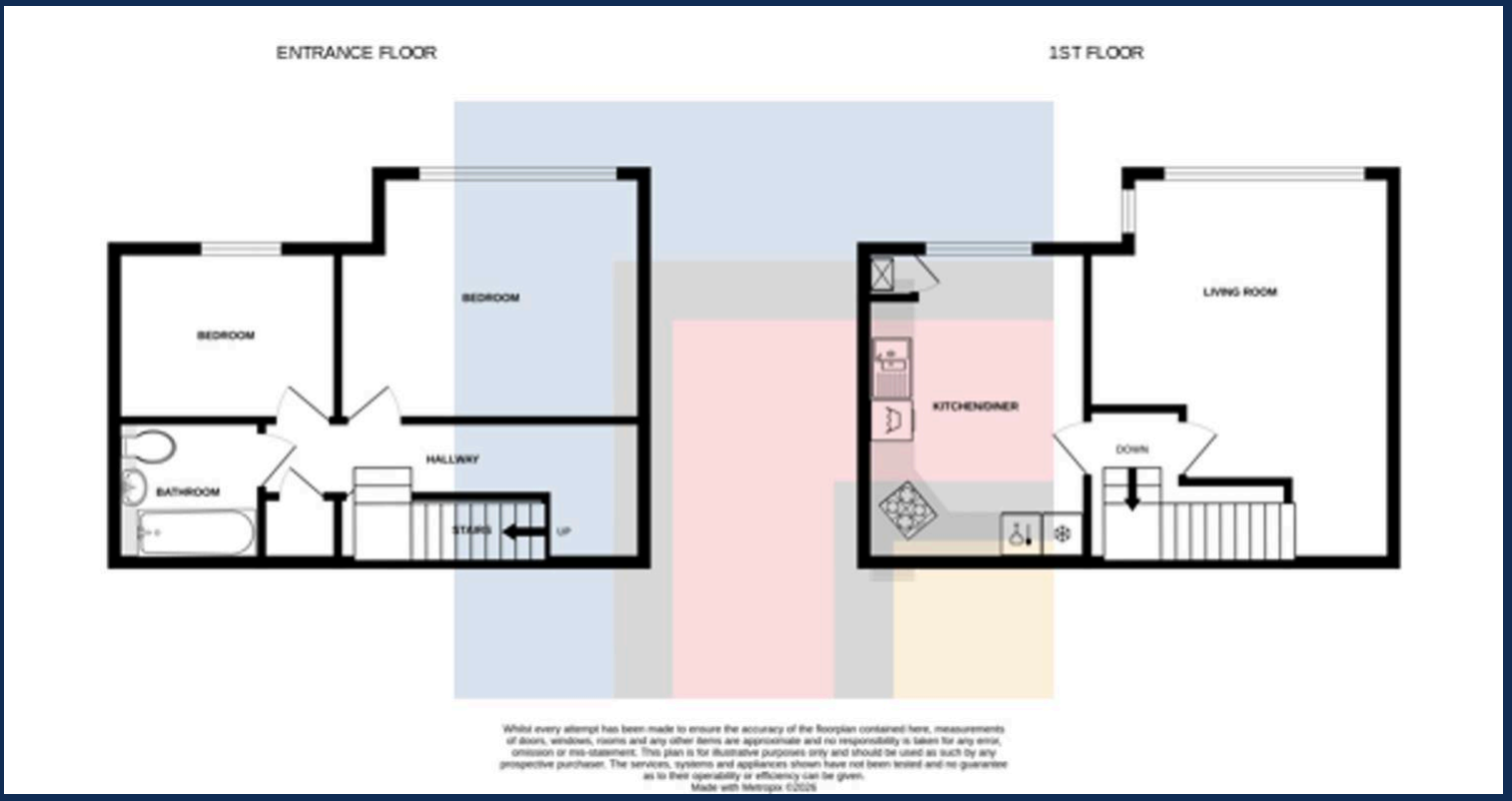









HOT FUZZ



Whilst 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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The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

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