

Edward England Wharf,

Lloyd George Avenue, Cardiff, CF10 4QL



Estate Agents and
Chartered Surveyors

Asking Price Of

£230,000



Two Bedroom Apartment



Property Description

****NO CHAIN* PRIME LOCATION**** MGY are pleased to present for sale a spacious two bedroom, fourth floor 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 property comprises of lounge/diner/kitchen, two double bedrooms and main bathroom. The property further benefits from a decked balcony, additional Juliette balcony, secure gated entry, an allocated undercroft parking space and onsite caretaker. EWS1 form in place. No chain. Viewing recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 786 sq ft

Viewing Arrangements
Strictly by appointment

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 wooden door, with security spy hole. Spacious hallway. Wall mounted intercom system. Carpeted flooring. Two storage cupboards, one housing hot water tank. Wall mounted storage heater.

LOUNGE/DINER/KITCHEN

27' 6" x 14' 1" (8.38m x 4.29m)
Double glazed French doors, leading to decked balcony. Carpeted flooring to lounge and wooden flooring to kitchen. Round edged work tops incorporating ring hob with extractor above and oven below. Integrated fridge freezer, dishwasher and washing machine. Extractor air fan in, operated via switch in hall cupboard

MASTER BEDROOM

12' 7" x 10' 5" (3.84m x 3.18m)
Double glazed French doors, leading to Juliette balcony. Carpeted flooring. Built in wardrobes. Matching headboard and bedside cabinets. Wall mounted storage heater. Telephone point. TV aerial point.

BEDROOM TWO

10' 9" x 10' 8" (3.28m x 3.25m)
Double glazed arched windows to front. Carpeted flooring. Wall mounted storage heater. Telephone point. TV aerial point.

BATHROOM

7' 1" x 6' 1" (2.16m x 1.85m)
Double glazed arched windows to side. Carpeted flooring. Part tiled walls. Tiled bath, with shower attachment. Pedestal wash hand basin, with mixer tap. W.C. Heated towel rail. Extractor fan.

BALCONY

Decked balcony. Accessed from the living area.

COMMUNAL GARDENS

Laid to lawn, with paved seating area.

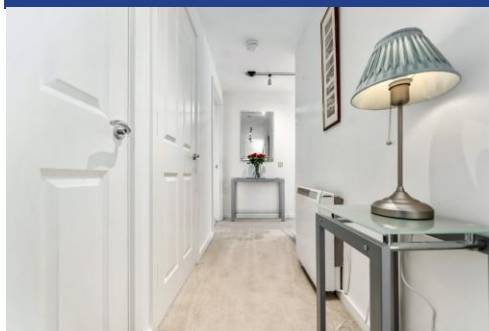
PARKING

Secure gated access, to one allocated undercroft parking Space. Visitor parking.

TENURE

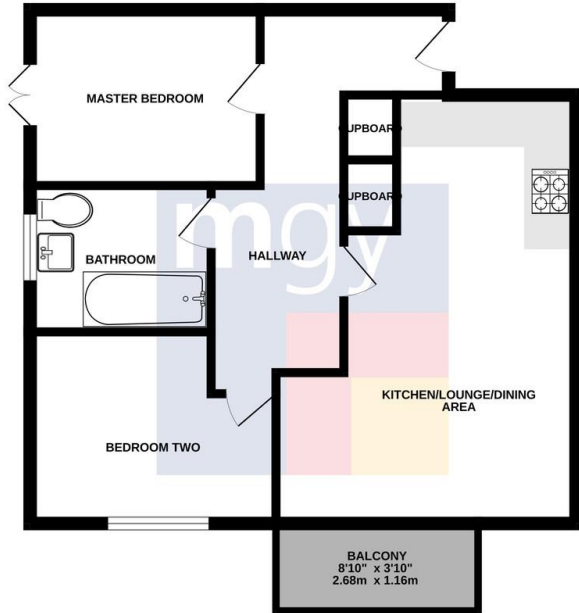
MGY are advised that the property is leasehold, with a term of 999 years from 2006. Service charges of £2,023.80 per annum, which includes building insurance, secure gated fob access, on-site caretaker, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated undercroft parking space and parking management. Ground rent £150 per annum.

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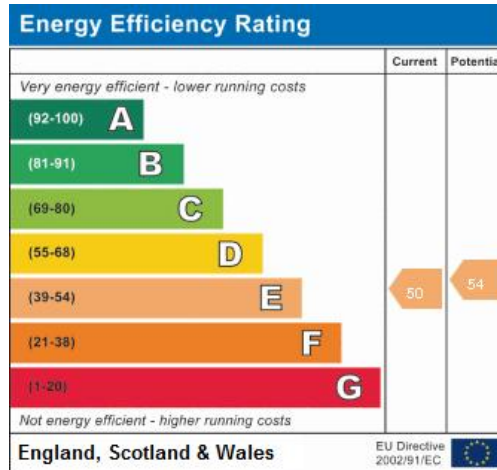


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FOURTH FLOOR



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 errors, omissions or mis-statements. 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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