

# Sorrento House, Vellacott Close,

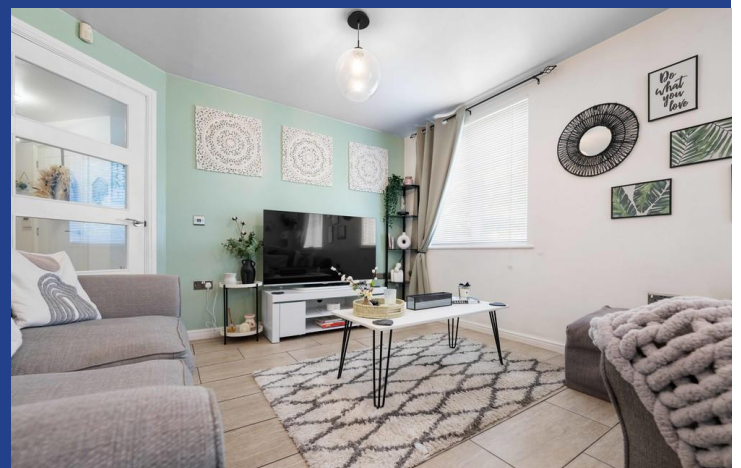
Lloyd George Avenue, Cardiff, CF10 4AR



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£215,000**



Two Bedroom Apartment

2

1

1

1

# Property Description

**\*\*IDEAL INVESTMENT OR FIRST TIME PURCHASE\* NO CHAIN\*\*** MGY are pleased to present for sale, a modernised two bedroom, ground floor apartment situated within the popular location of Lloyd George Avenue. Walking distance to the City Centre and Cardiff Bay. The spacious accommodation comprises of spacious entrance hall to living/dining room, separate kitchen, two bedrooms and bathroom. The property further benefits from dual aspect double glazing throughout, security entry intercom system, bike storage, barrier access to an allocated parking space and visitor parking. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx TBC

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door with security spy hole. Tiled flooring. Wall mounted security entry intercom system. Wall mounted electric panel heater. Two storage cupboards, one housing hot water tank. Doors leading to living room, bedrooms and shower room.

## LIVING ROOM

17' 9" x 11' 1" (5.43m x 3.40m)  
Double glazed uPVC windows to front and side aspect. Ample natural daylight. Tiled flooring. Two wall mounted electric panel heaters. TV Aerial point. Telephone point. Door leading to kitchen.

## KITCHEN

13' 3" x 6' 7" (4.04m x 2.03m)  
Modernised kitchen. Double glazed uPVC windows to side aspect. Tiled flooring. Part tiled walls. Base and wall units with work surface incorporating composite sink. Built in oven and four ring electric hob with stainless steel extractor hood over. Integrated wine cooler. Space for fridge freezer and washing machine. Breakfast bar with space for two breakfast stools.

## MASTER BEDROOM

10' 6" x 9' 3" (3.21m x 2.84m)  
Double glazed uPVC windows to front aspect. Tiled flooring. Wall mounted electric panel heater. TV Aerial point. Telephone point.

## BEDROOM TWO

13' 0" x 7' 3" (3.97m x 2.23m)  
Double glazed uPVC windows to front aspect. Tiled flooring. Wall mounted electric panel heater. TV Aerial point.

## SHOWER ROOM

6' 10" x 6' 7" (2.09m x 2.03m)  
Modernised shower room. Tiled flooring. Fully tiled walls. Double shower cubicle. Vanity enclosed wash hand basin with wall mounted mirror over. W.C. Heated towel rail. Heater. Shaver point. Extractor fan.

## PARKING

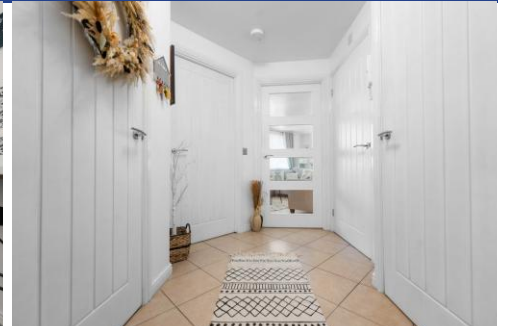
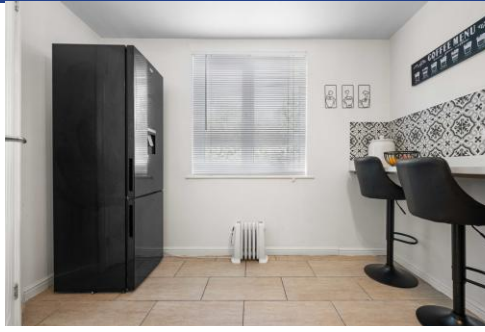
An allocated parking space and visitor parking.

## TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2003. Low service charges of approx. £1700 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 £50 per annum.

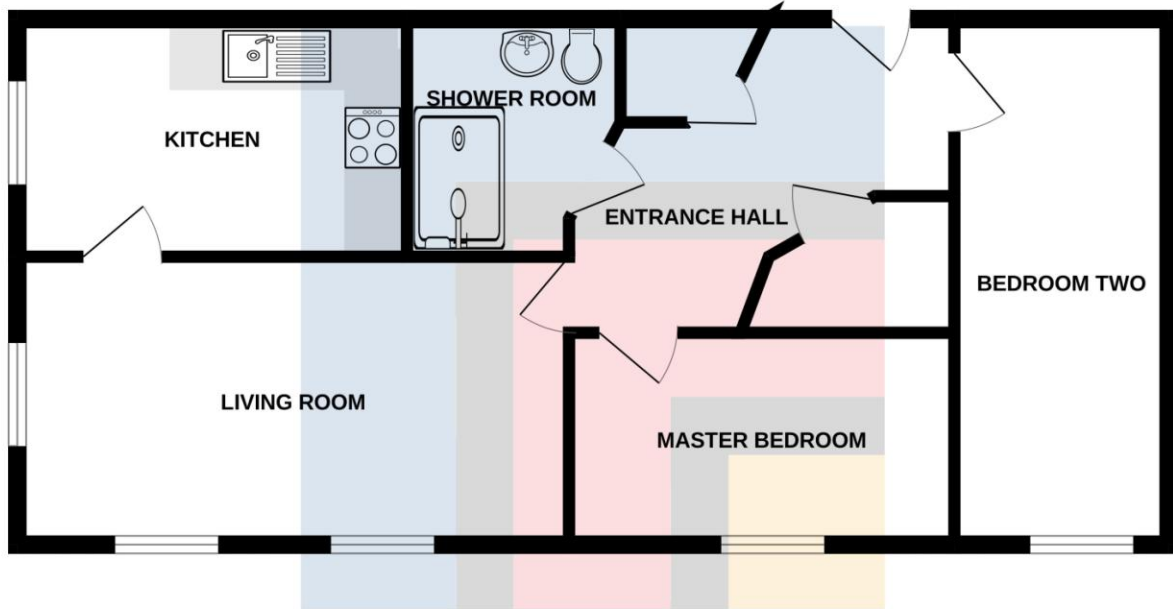


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GROUND FLOOR



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 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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