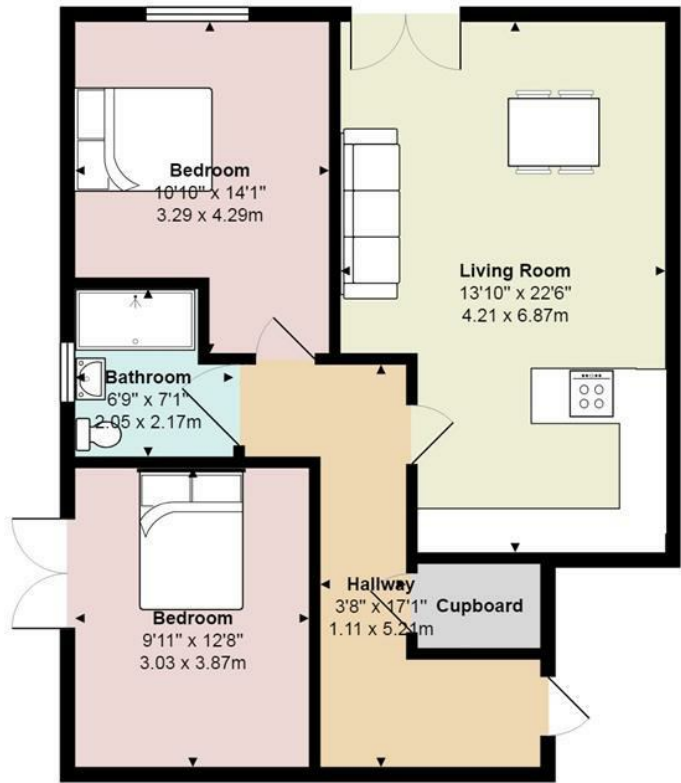




# Edward England Wharf

2 Bedrooms - Cardiff - CF10 4QL - £225,000 Leasehold

Edward England Wharf



All measurements are approximate and for display purposes only  
Total Area: 746 ft² ... 69.3 m²



Virtual Reality & 3D Scaled models of all of our properties for sale.  
You can even walk around them on our website

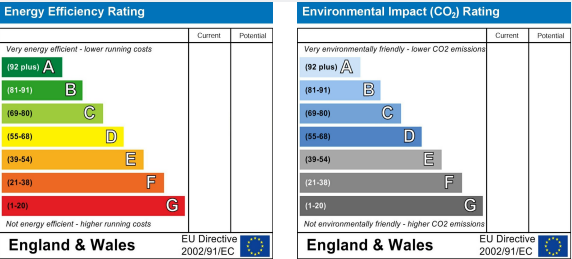


- Pontcanna**  
223-225 Cathedral Road  
Pontcanna, Cardiff  
CF11 9PP
- Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB
- Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU
- Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX
- 029 2049 9680  
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**Kitchen Living**  
*Modern kitchen with fitted  
appliances, open plan living  
dining area, doors to balcony*

**Tax Band**  
*Band E*

**Balcony**

**Bathroom**

**Bedroom 1**

**Bedroom 2**

**Parking**  
*Gated car park with under croft  
parking*

**Tenure**  
*Leasehold, with an est. 982 year  
remaining from 2021  
this is to be confirmed by your  
solicitor*

**Service charge & Ground Rent**  
*We have been informed that the  
service charge is est. £1800 per  
year  
Ground rent is £150 per year  
this is to be confirmed by your  
solicitor*









A fantastic two bedroom apartment in the Edward England Wharf development at the bottom of Lloyd George Avenue and therefore extremely well-positioned for both Cardiff City Centre and Cardiff Bay. This first-floor accommodation comprises a large open-plan living room/kitchen/diner (with integrated dishwasher, washing machine and fridge-freezer) and access to a balcony. There are two large double bedrooms, a modern and stylish bathroom suite with walk-in shower. The property further benefits from allocated parking. Currently rented till May 2021 achieving £1,100 pm in rent, making it a great buy to let investment.

- 2 bed
- car Park
- Balcony
- Great location

sq ft

