

FOR SALE

Offers in the Region of £170,000 Leasehold



Edward England Wharf, Lloyd George Avenue, Cardiff. CF10 4QL

- NO CHAIN
- 1 BEDROOM APARTMENT
- FIRST FLOOR
- BALCONY
- ALLOCATED PARKING SPACE
- FULLY RE-FITTED BATHROOM
- LONG LEASE: ~977 YEARS REMAINING
- COMMUNAL GARDENS
- EXCELLENT LOCATION ON DOORSTEP OF CARDIFF CITY CENTRE
- GATED PERIOD CONVERSION with ON-SITE CARETAKER



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PROPERTY DESCRIPTION

Presenting a delightful 1-bedroom, 1-bathroom apartment located on the first floor of a beautiful period conversion, this property offers an exceptional opportunity to live just moments from Cardiff city centre. Featuring a spacious reception room, a private balcony overlooking well-maintained communal gardens, an allocated parking space, and the reassurance of an on-site caretaker, this home blends character with modern convenience. With a long lease of approximately 977 years and no onward chain, it is an ideal purchase for first-time buyers or investors seeking a secure and attractive residence.

Situated in an excellent location, the apartment enjoys the vibrancy and amenities of Cardiff city centre on its doorstep. Residents benefit from easy access to a wealth of shops, cafes, restaurants, cultural venues, and excellent transport links, making city living effortless. The peaceful communal gardens offer a tranquil outdoor space, providing a welcome retreat from the bustling urban environment.

Inside, the apartment boasts a bright and welcoming reception room, generous in size and ideal for both relaxation and entertaining guests. The adjoining balcony presents a lovely spot to enjoy morning coffee or unwind in the evening while overlooking the beautifully maintained communal gardens. The bedroom is a comfortable, well-proportioned space with ample natural light, providing a restful haven. The bathroom is clean and functional, completing the accommodation with practical and tasteful fixtures.

This charming period apartment provides a rare combination of period features, modern conveniences, and an enviable location. With no chain and a long lease, it is ready for immediate occupation, making it a truly attractive option for those wishing to enjoy the best of Cardiff city living in a peaceful, community-focused setting.



ROOM DESCRIPTIONS

Entrance Hallway

3' 7" MIN x 15' 10" MAX (1.09m x 4.83m)
LVT flooring; electric radiator; access to all rooms including Storage Cupboard and Cupboard housing Hot Water Cylinder

Kitchen / Living / Dining Area

18' 9" x 19' 10" (5.71m x 6.05m)
Carpeting to Living/Dining Area; 2 x electric radiators; tiled flooring to Kitchen with matching wall and base units with granite worktops over and tiled splash backs; stainless steel sink with draining board and mixer tap; integrated washing machine; integrated dishwasher; integrated NEFF 4-ring induction hob with NEFF extractor hood over; integrated NEFF electric fan-assisted oven and grill; integrated under counter fridge and freezer; aluminium framed fully glazed double doors provide access to Balcony

Balcony

14' 8" x 5' 9" (4.47m x 1.75m) Timber decked flooring; metal balustrade; views of communal gardens and city beyond; access to Bedroom

Bedroom

12' 10" x 13' 11" (3.91m x 4.24m) LVT flooring; electric radiator; built-in wardrobes; aluminium framed fully glazed door provides access to Balcony

Bathroom

7' 1" x 5' 7" (2.16m x 1.70m) Fully re-fitted less than two years ago: LVT flooring; fully tiled walls; electric towel heater; pedestal wash hand basin with mixer tap; WC; panelled bath with mixer tap and shower attachment; glazed shower screen; shaver socket; Creda space heater; extractor fan

Storage Cupboard & Hot Water Cylinder Storage

Communal Gardens

Allocated Parking Space



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Allocated.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: B (85)

Annual Service Charge: £1,835.00

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

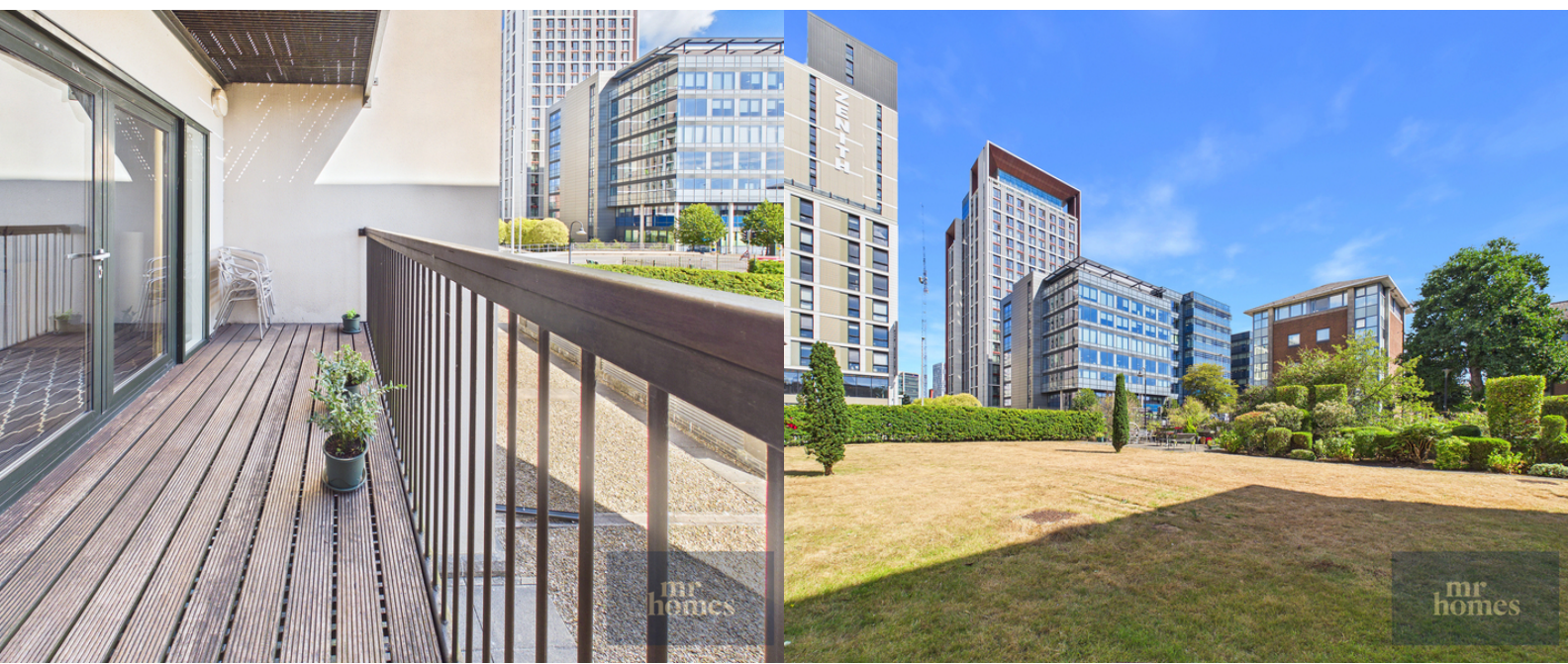
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

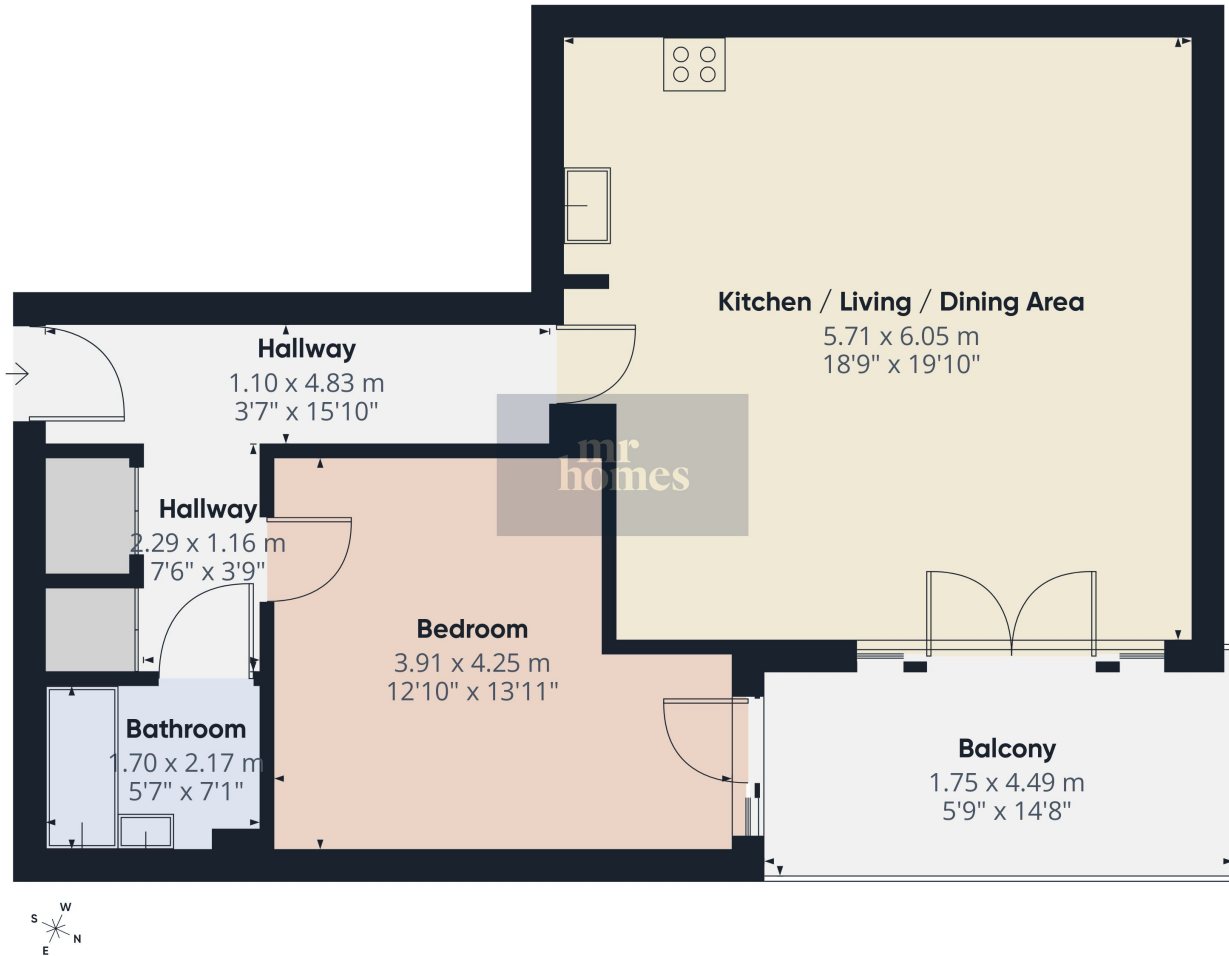
Mobile Signal

Please see Ofcom coverage checkers: 4G excellent data and voice, 5G excellent



FLOORPLAN & EPC

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Approximate total area⁽¹⁾

62 m²
668 ft²

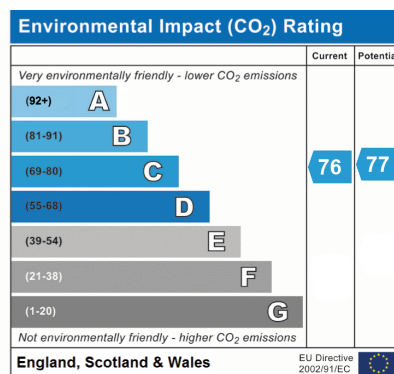
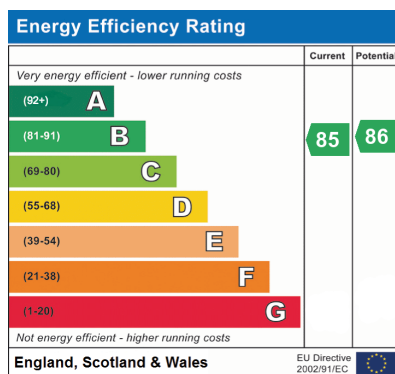
Balconies and terraces

7.8 m²
84 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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