

LEASEHOLD



Apartment

# 9 EDWARD ENGLAND WHARF LLOYD GEORGE AVENUE, CARDIFF CF10 4QJ

Offers Over

## £230,000

### FEATURES

- Spacious Two Double Bedrooms
- Popular Location
- Ground Floor Apartment
- Allocated Parking
- Open Plan Living/ Kitchen
- No Chain

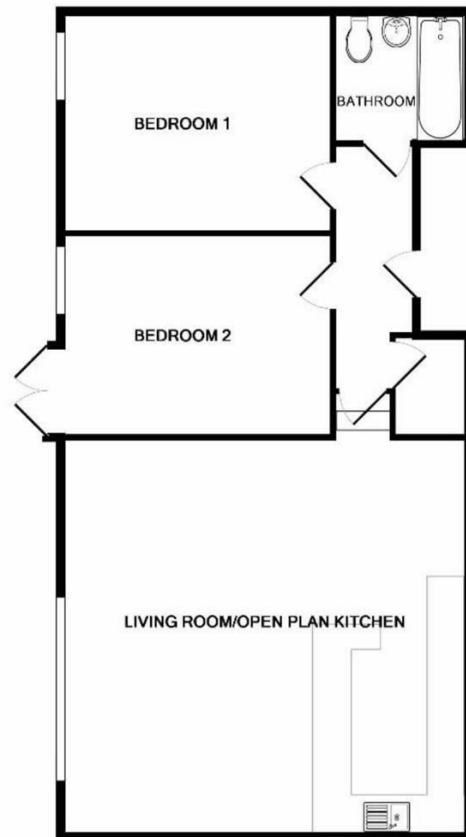


# 2 Bedroom Apartment located in Cardiff Bay

This fantastic two double bedroom apartment in a very attractive, grade two listed building on Lloyd George Avenue.

The spacious ground floor property is conveniently situated on the edge to the City Centre and close to Cardiff Bay with its wide array of attractions including many bars and restaurants and the Millennium Centre.

The property comprises: an inviting entrance hall, a good size open plan living area opening to kitchen, two double bedrooms and bathroom. The property further benefits from allocated parking space and a lovely communal garden.



Call us on  
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**Council Tax Band**  
**E**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

