

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



WALKER ROAD  
SPLOTT





#### ENTRANCE

#### KITCHEN

1.65m x 2.69m (5'5" x 8'10")

#### LOUNGE

3.51m x 3.63m (11'6" x 11'11")

#### CONSERVATORY

2.36m x 2.08m (7'9" x 6'10")

#### BEDROOM

4.09m x 3.28m (13'5" x 10'9")

#### BATHROOM

2.39m x 2.16m (7'10" x 7'1")

#### GARDEN

#### COUNCIL TAX

Band A

#### TENURE

Leasehold, with approx. 135 years remaining, but this is to be confirmed by your solicitor

#### SERVICE CHARGE & GROUND RENT

No service charge - repairs are agreed between leaseholders,

Ground rent is £125 per year,

but this is to be confirmed by your solicitor







## WALKER ROAD

SPLOTT, CF24 2EJ - £130,000

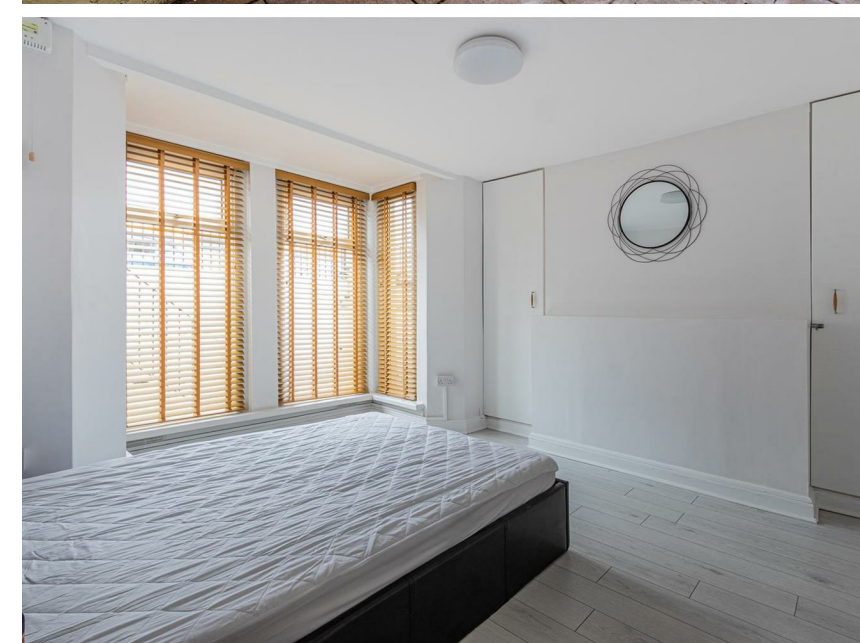
 1 Bedroom(s)
  1 Bathroom(s)
  545.00 sq ft

Within walking distance of the City Centre and in a central, Splott location is this immaculately presented, one bedroom BASEMENT apartment that has access to a private courtyard garden (front and back.) This spacious apartment offers private entrance and spacious, bay-fronted double bedroom with fitted wardrobes. a modern-fitted kitchen with appliances to include an electric hob and washing machine. A lovely bathroom suite is located to the rear of the apartment with large shower. The lounge is a great space and offers dining space, conservatory and access to the garden. Located just outside of Cardiff City centre, this would be a great first property or buy to let with a possible £950 per month in rent achievable .

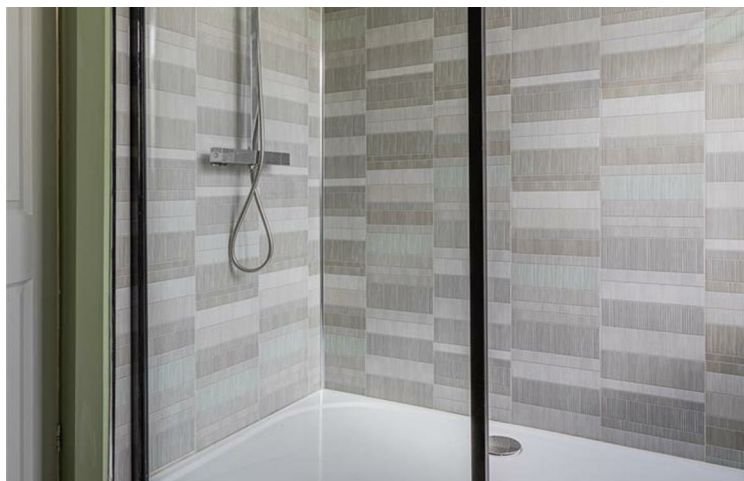



### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
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 02920 499680  
 Branch manager

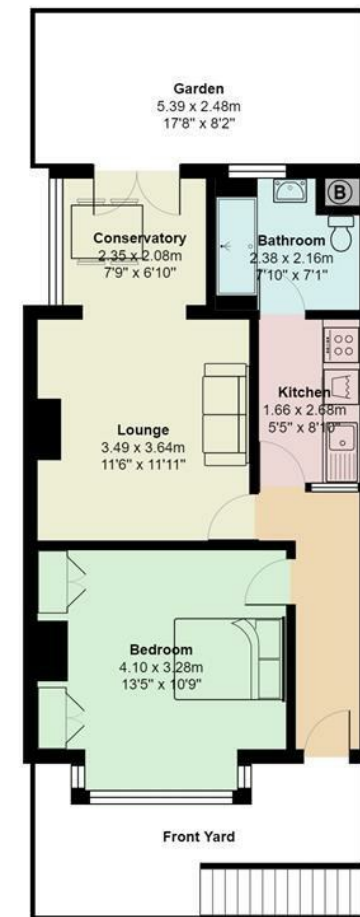




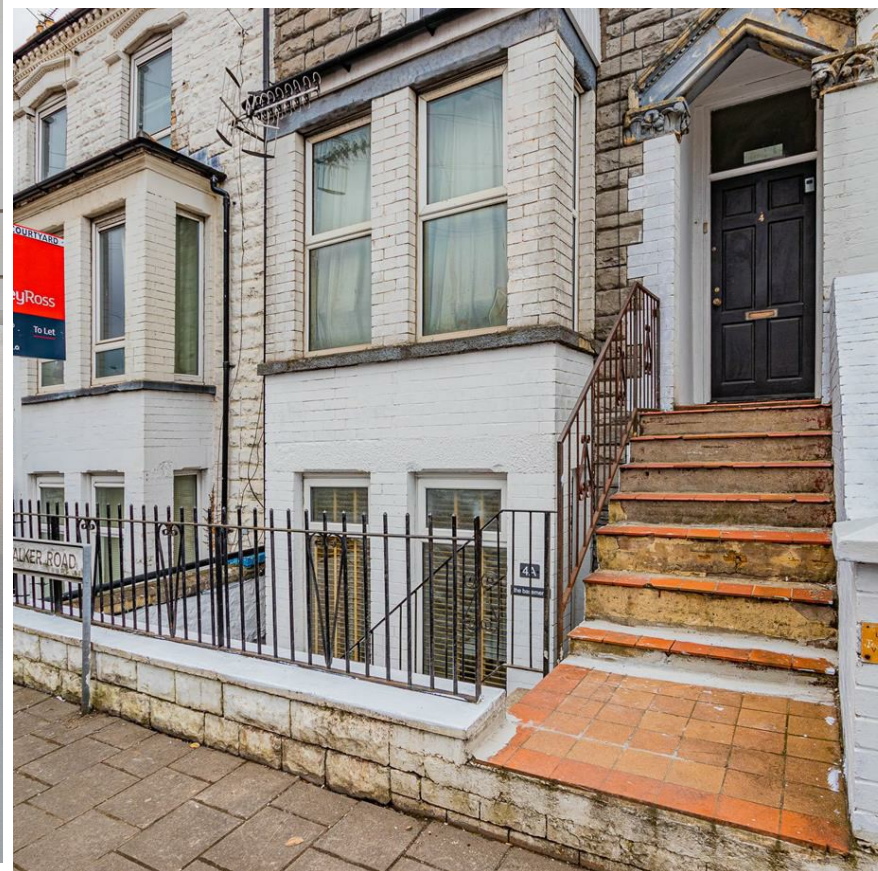


 Walker Road, Splott

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Total Area: 50.6 m<sup>2</sup> ... 545 ft<sup>2</sup> (excluding garden, front yard)  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 