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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Walker Road*

SPLOTT

SWIFT



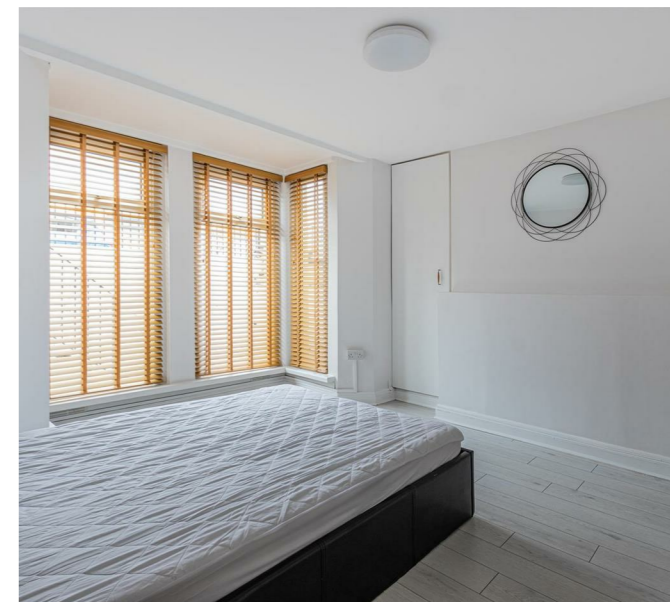
*Immaculate one-bedroom apartment with a garden and within walking distance of the City Centre*

Comments by Mr Ramzy Bancroft



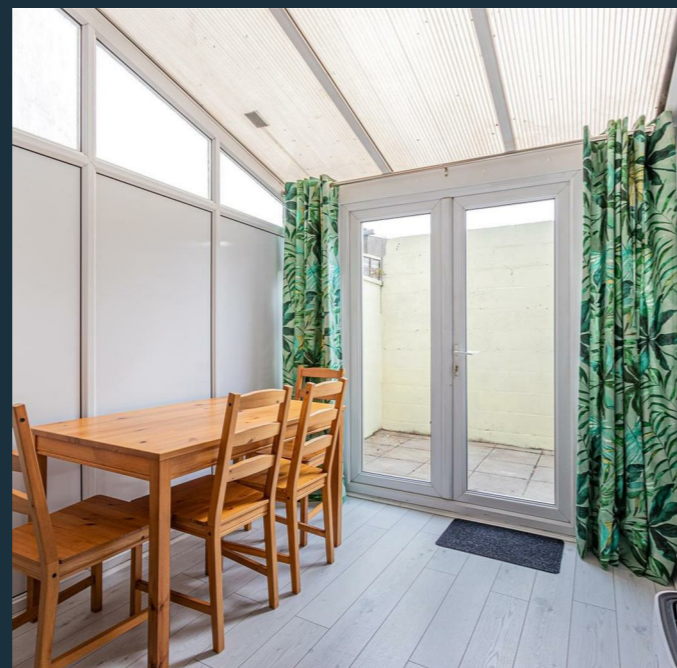
**Property Specialist**  
**Mr Ramzy Bancroft**  
 Branch manager

Ramzy@jeffreycross.co.uk



*"its been a great buy to let for us"*

Comments by the Homeowner



**Walker Road, Sploot**



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



# Walker Road

Splott, Cardiff, CF24 2EJ

Asking Price

**£130,000**



1 Bedroom(s)



1 Bathroom(s)



545.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

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 .

**Entrance**

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

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

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

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

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

**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





CARDIFF VALE CAERPHILLY BRISTOL

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