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CARDIFF

VALE

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BRISTOL



Ffordd Garthorne

LLOYD GEORGE AVENUE



A spacious top floor duplex, bang in the middle of Cardiff Bay & Cardiff city !

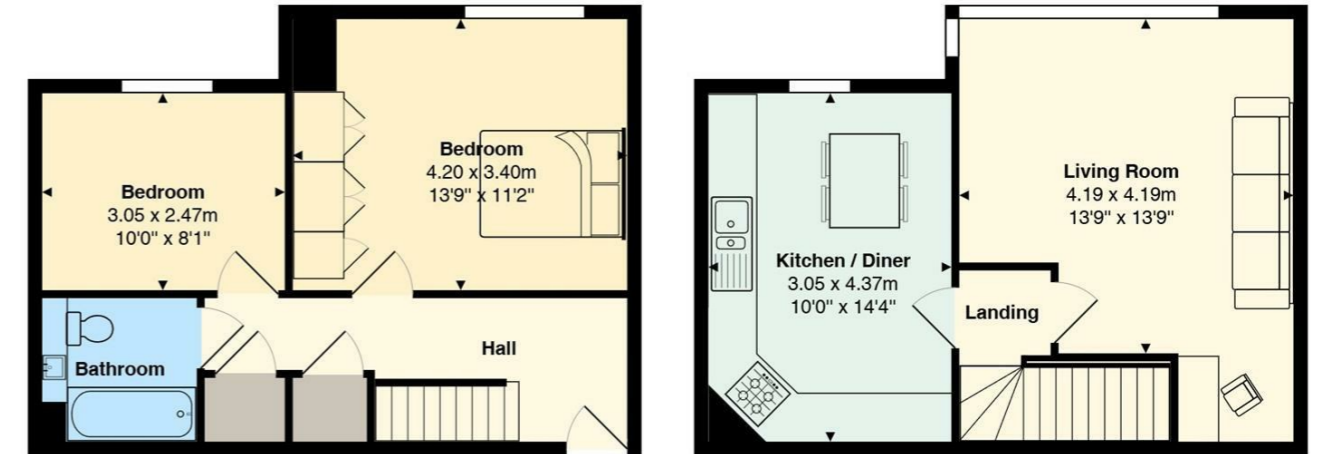
Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

Ramzy@jeffreycross.co.uk

Amalfi House



Total Area: 72.0 m² ... 775 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner





Ffordd Garthorne

Lloyd George Avenue, Cardiff, CF10 4DA

Asking Price

£220,000



2 Bedroom(s)



1 Bathroom(s)



775.00 sq ft

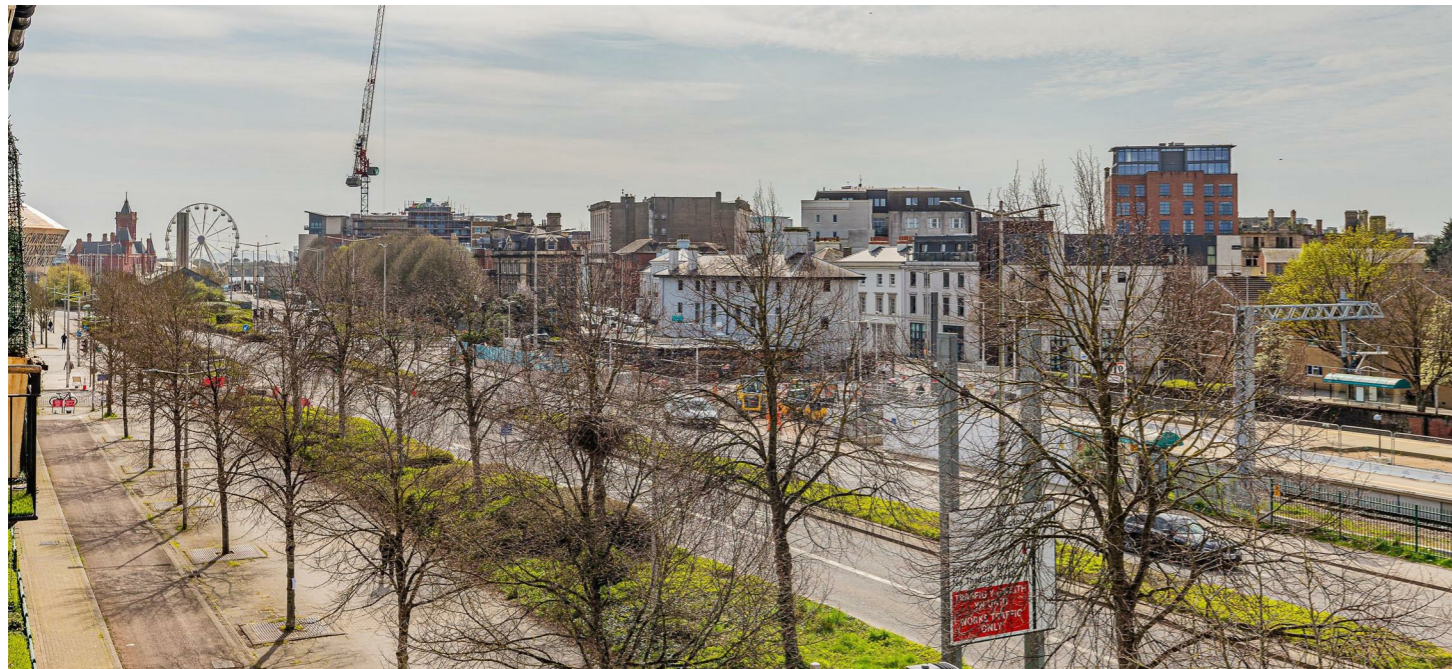


Contact our
Penylan Branch

02920 499680

*** STUNNING DUPLEX FLAT ***

We are pleased to offer for sale this lovely top floor Duplex apartment in Lloyd George Avenue in Cardiff Bay. The property is spread over two floors and has two great size bedrooms, bathroom, with a lounge diner and spacious kitchen diner on the upper floor. The apartment boasts allocated parking, and views across to Cardiff Centre and & Mermaid Quay in Cardiff bay. Further benefiting from NO ONWARD CHAIN.



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Hall

Water pump maintenance and repairs
Fire alarm testing / maintenance
Emergency lighting
Fire survey
Health and safety inspection
CCTV.

Bathroom

Bedroom 1 13'9" x 11'1" (4.20m x 3.40m)

but this is to be confirmed by your solicitor

Bedroom 2 10'0" x 8'1" (3.05m x 2.47m)

Lounge Diner 13'8" x 13'8" (4.19m x 4.19m)

Kitchen Diner 10'0" x 14'4" (3.05m x 4.37m)

Tenure

Leasehold, with 124 years remaining from 2026, but this is to be confirmed by a buyers solicitor

Service charge & Ground rent

We have been informed the ground rent is £174 per year, & the service charge is £2135 per year which includes Cleaning / Gardening
Window Cleaning
General Repairs
Door entry, gates
Block buildings insurance
Electricity - common parts
Water rates

Parking

We are informed that there is one allocated parking space, and a visitor permit





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(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 