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CARDIFF

VALE

CAERPHILLY

BRISTOL



Filzhamon Embankment



Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
 Valuer

ruby@jeffreygross.co.uk



Millennium View, City Centre



Total Area: 713 ft² ... 66.2 m²
 All measurements are approximate and for display purposes only

Comments by the Homeowner





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



Fitzhamon

, Cardiff, CF11 6AR

Asking Price

£175,000



2 Bedroom(s)



2 Bathroom(s)



713.00 sq ft



Contact our
Pontcanna Branch

02920 499680

This two bedroom apartment on Fitzhamon Embankment in Grangetown, Cardiff, offers a perfect blend of comfort and convenience. Spanning an impressive 713 square feet, the property features two well-proportioned bedrooms and two bathrooms, making it an ideal choice for couples or professionals seeking a stylish urban retreat.

The apartment benefits from a spacious reception room that boasts impressive views over the River & Stadium.

One of the standout features of this property is its allocated parking space, a rare find in such a central location. This added convenience allows for easy access to the vibrant amenities of Cardiff, including shops, restaurants, and parks, all within a short distance. The flat is also chain-free, simplifying the buying process for prospective owners.

Whether you are looking to invest in a new home or seeking a rental opportunity, this flat on Fitzhamon Embankment presents an excellent choice.



Hallway

Lounge 22'11" x 15'7" (6.99 x 4.75)

Kitchen 9'8" x 7'5" (2.97 x 2.27)

Bedroom 10'8" x 6'10" (3.27 x 2.09)

Bathroom 6'0" x 6'11" (1.84 x 2.11)

Bedroom 14'4" x 8'8" (4.38 x 2.65)

En Suite

Tenure

Leasehold. This is to be confirmed by your legal representative.

EPC

C RATING

Council Tax

BAND E

Service Charge & Ground Rent

£2,740 per Annum

£100 per Annum

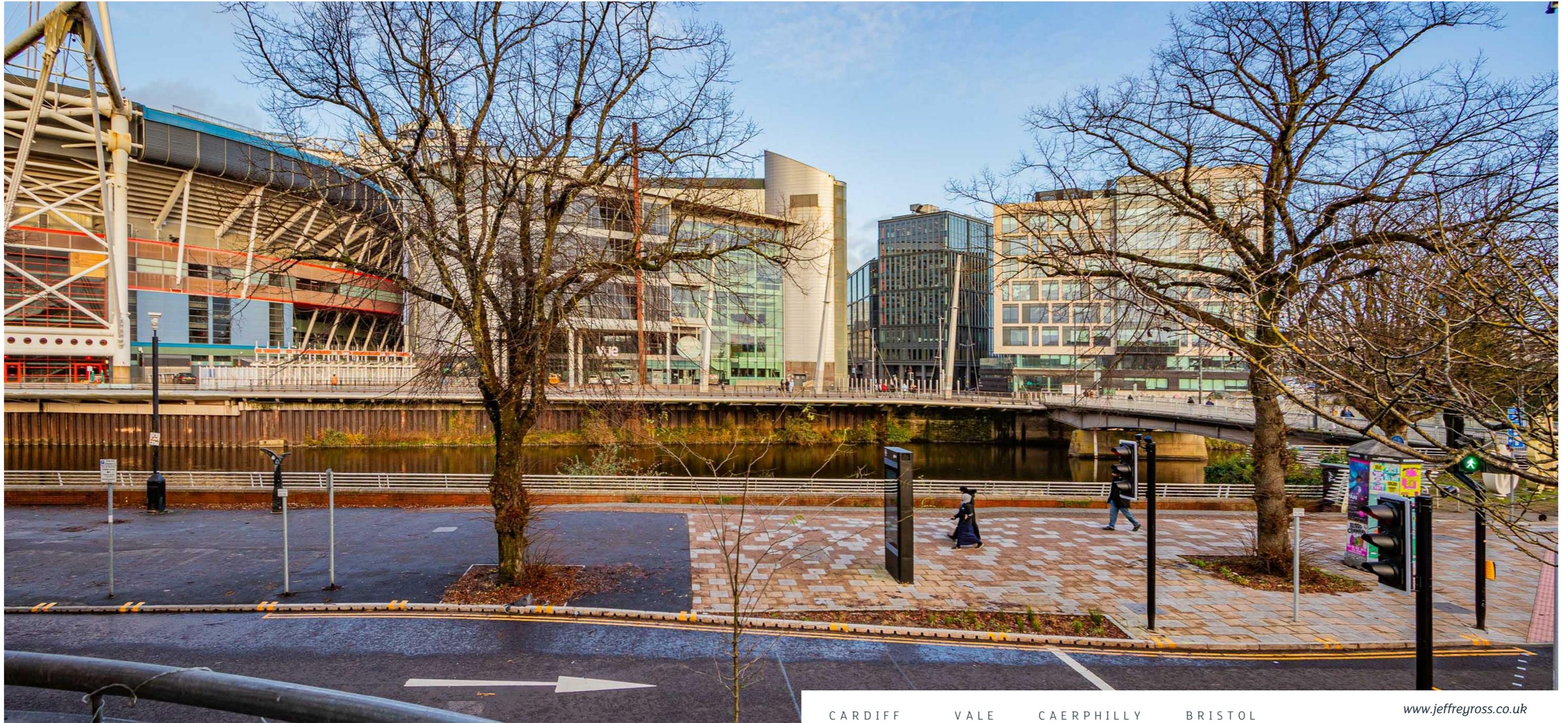
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