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*Burford Gardens*



Comments by Mr Paul Davies



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Comments by the Homeowner





# Burford Gardens

, Cardiff, CF11 0AP

£175,000



2 Bedroom(s)



2 Bathroom(s)



667.00 sq ft



Contact our  
**Penarth Branch**

02920415161



For sale with no on-going chain and immediate occupation is this waterfront top floor (2nd) spacious flat. Boasting uninterrupted water views from the lounge and master bedroom over the River Ely & beyond. Found in excellent order after having been completely redecorated throughout in neutral tones.

Located on the fringe of the City Center plus a short walk takes you into Penarth Marina and nearby is the Waterton Retail Shopping Park with 3 supermarkets nearby.

Briefly comprising a communal entrance - intercom entry, hall, lounge open to fitted kitchen - integrated fridge, freezer, dishwasher, washer/drier plus built in double oven, hob & hood, master double bedroom with generous walk in closet plus stylish en suite shower room plus a second double bedroom and modern bathroom complete the accommodation.

Complimented with gas central heating and upvc double glazing plus a Westerly facing balcony overlooking the water.

With an allocated parking space plus visitor parking spaces available. Viewing highly recommended.



#### Communal Entrance

Intercom entry with stairs leading to all flats.

#### Hall

Spacious hall leading to all rooms plus access to some loft space, linen cupboard plus cloaks cupboard, intercom entry phone.

#### Lounge Kitchen 24'9" max x 11' (7.54m max x 3.35m)

Impressively spacious room with the lounge open plan to the kitchen area, generous living and dining area with French doors with side glazed panels opening onto a water facing balcony facing West directly overlooking the River Ely & beyond with a side window, TV point.

Kitchen area extensively fitted wall and base units with a breakfast bar divide, integrated appliances include fridge, freezer, dishwasher, washer/drier plus built in double oven, gas hob & cooker hood, window to front, tiled splash backs.

#### Bedroom 1 10'5" x 9'1" (3.18m x 2.77m)

Master double bedroom, window to rear overlooking the River Ely, walk in 5' X 5' closet with light, TV point.

#### En Suite Shower Room

Modern white suite comprising a tiled double shower enclosure, pedestal wash hand basin and close coupled wc, tiled surround, white heated towel rail, window to rear, extractor fan, twin shaver point.

#### Bedroom 2 11'5" x 7'8" (3.48m x 2.34m)

Double bedroom, window to front.

#### Bathroom

Modern white suite comprising a panel bath, pedestal wash hand basin and close coupled wc, tiled surround, window to front, extractor fan, twin shaver point, white heated towel rail.

#### Grounds

Set in communal well tended grounds, allocated parking space plus visitor parking spaces available.

#### Information

We believe the property is leasehold with a 999 year lease from 1st January 2007 therefore with 981 years remaining. Ground Rent of £197.00. service charge of £2,230.07 which includes a payment of £302.60 to go into a fund to purchase the freehold (refundable if the purchase of the freehold does not go ahead). Council Banding - Band E £2,349.34 (2025-2026)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

