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CARDIFF

VALE

CAERPHILLY

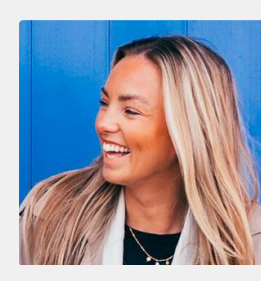
BRISTOL

Edward England Wharf

LLOYD GEORGE AVENUE



Comments by Miss Lauren King



Property Specialist
Miss Lauren King
Lettings Negotiator

lauren.king@jeffreycross.co.uk

Edward England Wharf, Cardiff Bay

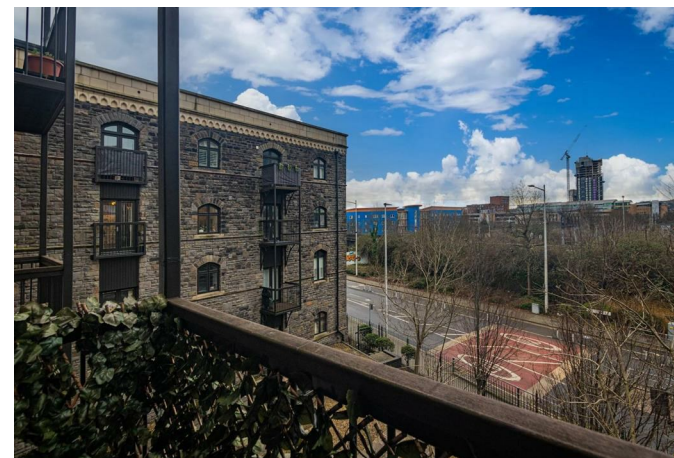


Total Area: 68.6 m² ... 739 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Comments by the Homeowner





Edward England

Lloyd George Avenue, Cardiff, CF10 4QL

£1,400



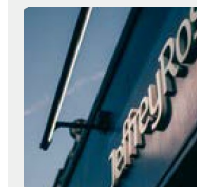
2 Bedroom(s)



1 Bathroom(s)



785.77 sq ft



Contact our
Penarth Branch

02920415161

A beautifully presented apartment within walking distance of the city centre and Cardiff Bay and just off the A4232 allowing easy commuting. This property comprises; a large open-plan living room/kitchen/diner with integrated appliances and access to a balcony. There are two large double bedrooms, a modern and stylish bathroom suite. Property is available furnished. One allocated under croft parking space.

Council Tax Band E
EPC Rating B

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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

