



**SALES & LETTINGS**  
— ANGELS —



## 57 Woolaston Avenue

Lakeside, Cardiff, CF23 6EU

Asking Price £180,000

REF: 19452343

2 BEDROOM SECOND FLOOR APARTMENT - 1 FAMILY BATHROOM - 1 SPACIOUS RECEPTION ROOM - NO CHAIN - PERFECT FAMILY HOME - ASKING PRICE £180,000 - 126 YEARS REMIANING ON LEASE - £975 PA SERVICE CHARGE - £100 PA GROUND RENT - WOULD ACHIVE £950-1200 PCM AS A B2L

### Viewing

Please contact our Cathays Head Office Office on 02922331425 if you wish to arrange a viewing appointment for this property or require further information.

- 2 LARGE DOUBLE BEDROOM SECOND FLOOR APARTMENT
- 1 FAMILY BATHROOM
- 1 SPACIOUS RECEPTION ROOM
- NO CHAIN
- ASKING PRICE OF £180,000
- LOCATED NEAR CARDIFF HIGH
- Service charge £975 Per annum
- Ground Rent £100 Per Annum
- 126 years remaining on lease
- Would achieve £950-£1200 PCM excluding bills



## Floor Plan



## Area Map



## Energy Efficiency Graph

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



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