



LLOYD GEORGE AVENUE









# LLOYD GEORGE AVENUE

, CF10 4QL - £1,400 PCM



2 bedroom(s)



1 bathroom(s)



1002.00 sq ft

Jeffrey Ross are delighted to market this very spacious two bedroom duplex apartment in the ever popular Edward England Wharf building on Lloyd George Avenue near the City Centre and Cardiff Bay. The property is ideally located just minutes walk to the City Centre and a further 10 minute walk to the amenities of Cardiff Bay. The property briefly comprises of entrance hallway, downstairs W/C, storage cupboard, large open plan living room / kitchen with built in appliances and further benefits of a balcony overlooking the communal gardens. The first floor further comprises of large hallway, two very good sized double bedrooms one with a second balcony overlooking the communal gardens and a family bathroom with bath and shower overhead. The property further benefits from an allocated undercroft parking space and is offered part-furnished (as photographed).

EPC Rating: C

Council Tax Band: F

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.

## PROPERTY SPECIALIST

**Mr Gwyn Davies**

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Lettings Manager











### Energy Efficiency Rating

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

















Lloyd George Avenue, Cardiff Bay

















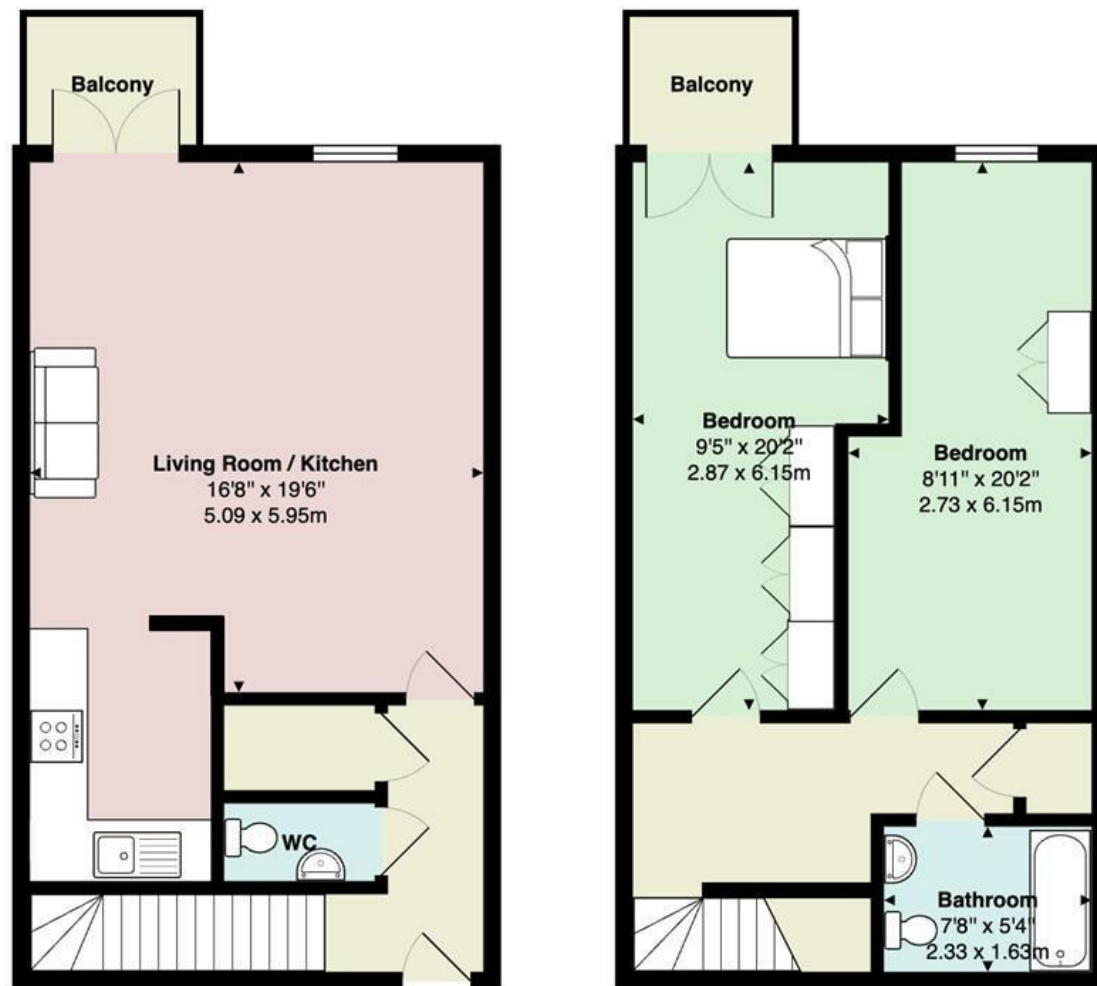


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Comments by Mr Gwyn Davies

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Edward England Wharf

Total Area: 1002 ft² ... 93.1 m² (excluding balcony)

All measurements are approximate and for display purposes only



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