



2

Bedrooms



2

Bathrooms



- NO ONWARD CHAIN
- First Floor Apartment
- Open Plan Lounge/Dining Room
- Kitchen
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Allocated Parking Space

Wilkinson SLM are offering for sale with NO ONWARD CHAIN a first floor apartment located on the ever popular residential development of Walton Cardiff. With only a short walk to local amenities and primary school this is a great opportunity for first time buyers and rental investors.

From the entrance hall a door to the right opens into the lounge/dining room which has a lovely bay window. There is also an archway leading through to the kitchen with wall and base units. To the left of the hallway doors lead to both bedrooms and the bathroom and bedroom one has the added benefit of an en-suite shower room.

This apartment is complemented by UPVC double glazing, gas central heating and one allocated parking space.

Lease length is 125 years from 01/06/2006. Service Charge is £2102.58 per annum. Ground Rent is nil. Council Tax Band B. EPC Rating B.

**Open Plan Lounge/Dining Room** 20' 6" x 16' 8" (6.25m x 5.08m)  
maximum measurements

**Kitchen** 8' 10" x 7' 11" (2.69m x 2.41m)

**Bedroom One** 13' 5" x 9' 8" (4.09m x 2.95m)

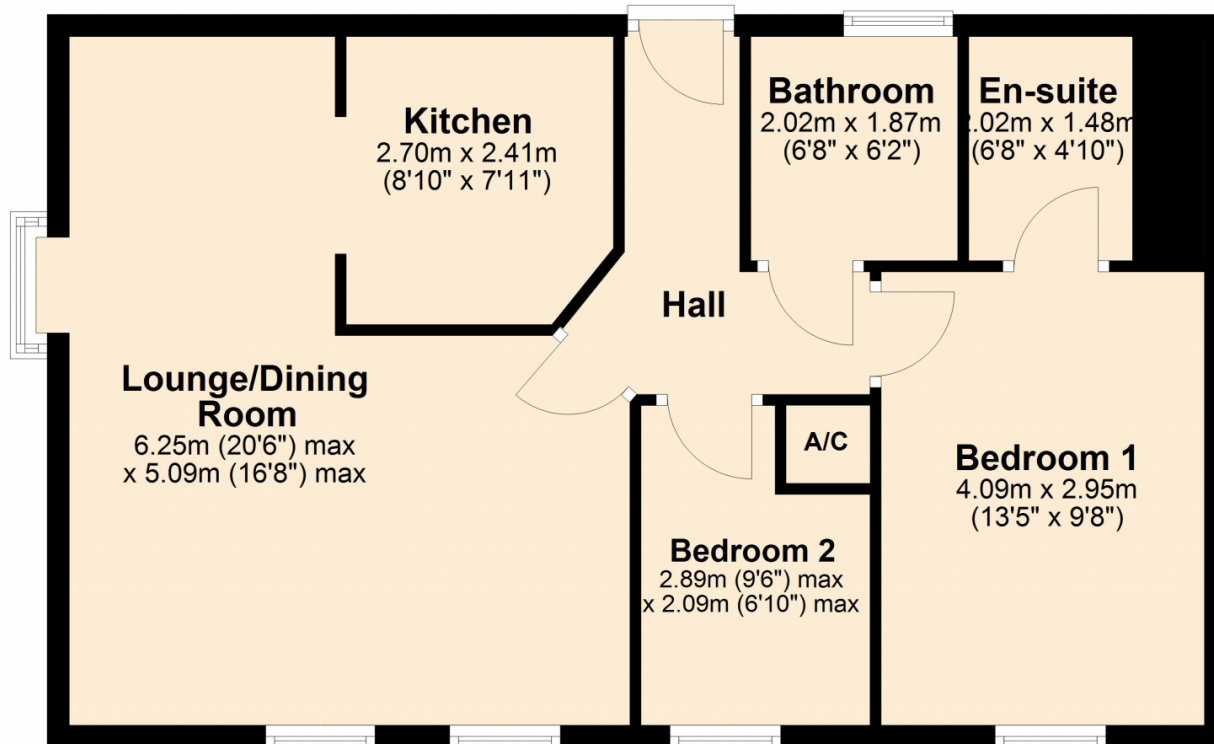
**En-Suite Shower Room** 6' 8" x 4' 10" (2.03m x 1.47m)

**Bedroom Two** 9' 6" x 6' 10" (2.90m x 2.08m)  
maximum measurements

**Bathroom** 6' 8" x 6' 2" (2.03m x 1.88m)

## Ground Floor

Approx. 63.9 sq. metres (687.3 sq. feet)



Total area: approx. 63.9 sq. metres (687.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Walton Cardiff, GL20

