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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Ffordd Garthorne*

LLOYD GEORGE AVENUE



*A spacious top floor duplex, bang in the middle of Cardiff Bay & Cardiff city !*

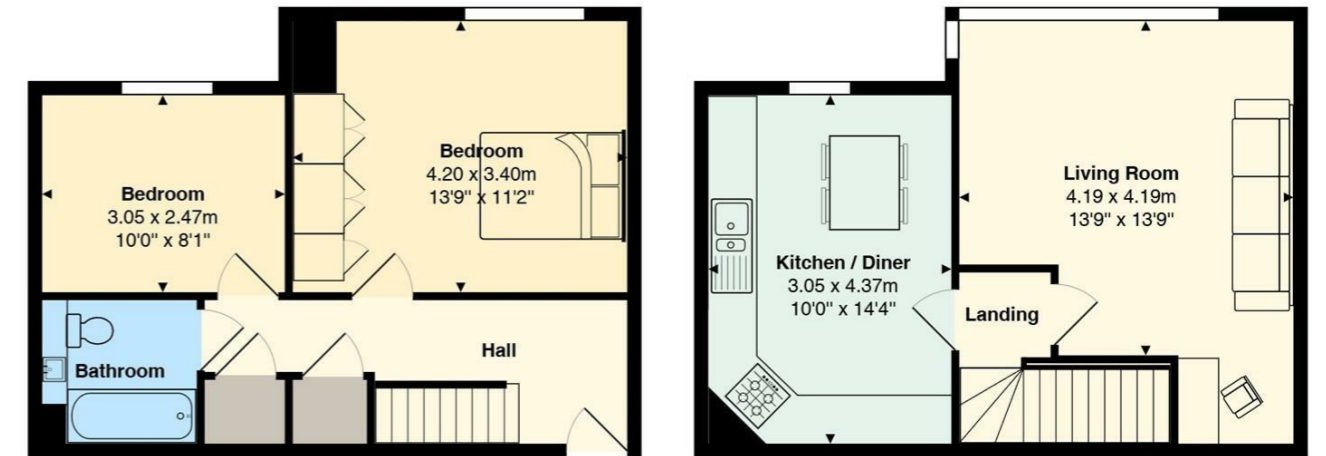
Comments by Mr Ramzy Bancroft



**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

Ramzy@jeffreycross.co.uk

### Amalfi House



Total Area: 72.0 m<sup>2</sup> ... 775 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Ffordd Garthorne

Lloyd George Avenue, Cardiff, CF10 4DA

Asking Price

£220,000



2 Bedroom(s)



1 Bathroom(s)



775.00 sq ft

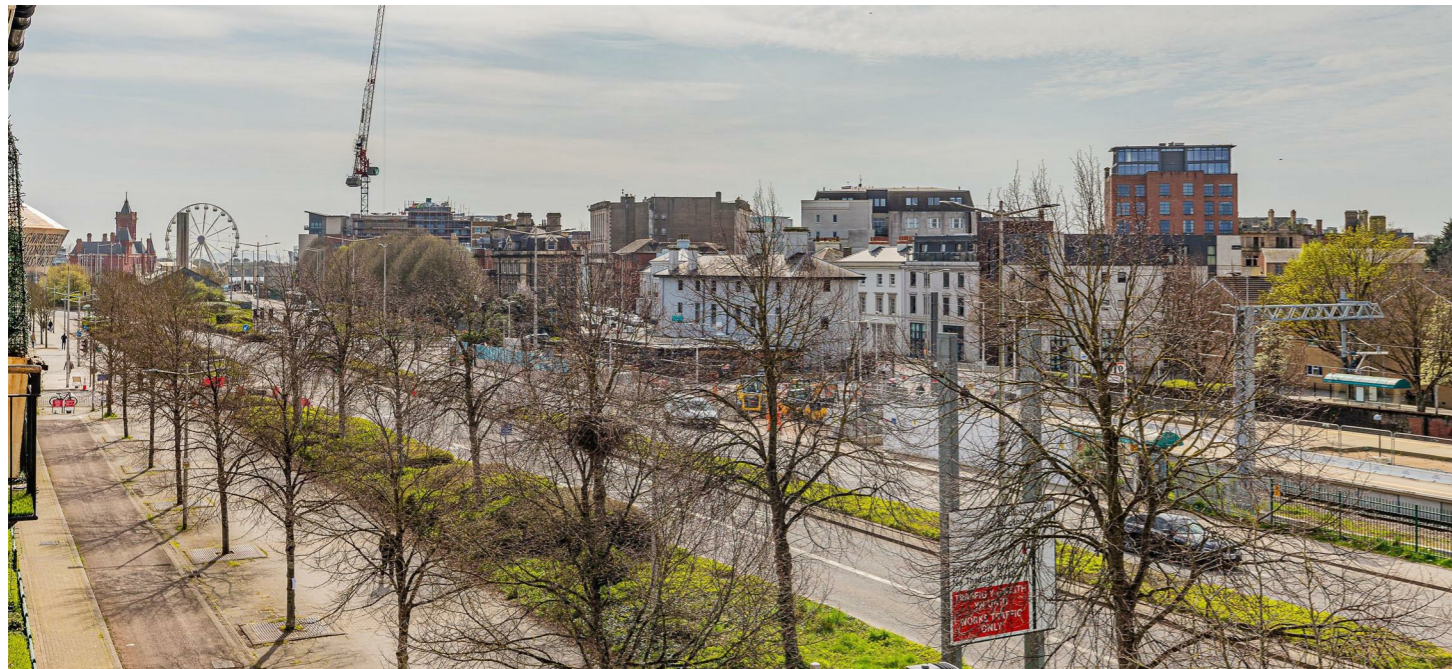


Contact our  
**Penylan Branch**

02920 499680

**\* STUNNING DUPLEX FLAT \***

We are pleased to offer for sale this lovely top floor Duplex apartment in Lloyd George Avenue in Cardiff Bay. The property is spread over two floors and has two great size bedrooms, bathroom, with a lounge diner and spacious kitchen diner on the upper floor. The apartment boasts allocated parking, and views across to Cardiff Centre and & Mermaid Quay in Cardiff bay. Further benefiting from NO ONWARD CHAIN.





#### Hall

Water pump maintenance and repairs  
Fire alarm testing / maintenance  
Emergency lighting  
Fire survey  
Health and safety inspection  
CCTV.

#### Bathroom

#### Bedroom 1 13'9" x 11'1" (4.20m x 3.40m)

but this is to be confirmed by your solicitor

#### Bedroom 2 10'0" x 8'1" (3.05m x 2.47m)

#### Lounge Diner 13'8" x 13'8" (4.19m x 4.19m)

#### Kitchen Diner 10'0" x 14'4" (3.05m x 4.37m)

#### Tenure

Leasehold, with 124 years remaining from 2026, but this is to be confirmed by a buyers solicitor

#### Service charge & Ground rent

We have been informed the ground rent is £174 per year, & the service charge is £2135 per year which includes Cleaning / Gardening  
Window Cleaning  
General Repairs  
Door entry, gates  
Block buildings insurance  
Electricity - common parts  
Water rates

#### Parking

We are informed that there is one allocated parking space, and a visitor permit





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(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 