



**Burford Gardens**  
Cardiff  
Cardiff  
CF11

Guide Price £170,000



- Executive-style 2 double bed 2nd (top) floor apartment
- Spacious open-plan living/kitchen/dining areas
- Bedroom 1 with en-suite shower/wc
- Bedroom 2 is another spacious double bedroom
- Stylish main bathroom
- Beautifully presented and maintained throughout
- 1 allocated parking space (one under-croft space)
- Communal parking with visitor spaces + bike storage
- Perfectly located for Cardiff City centre, Bay and M4 link
- 'Virtual Freehold' with 990+ years left on lease (tbc)



**Ref: PRA53783**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

\*Superb and very spacious second (top floor) 2 double bedroom (bed 1 with en-suite) apartment in Cardiff Bay\*  
Edwards and Co are delighted to offer for sale this enviably located property in Burford Gardens. The property is within easy distance of Penarth Marina, Cardiff Bay and Cardiff City centre as well as the A4232 and M4 links. Must be viewed to be fully appreciated.

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### Parking Area

Communal parking area with ample visitor parking spaces. There is also a communal bike storage area for the residents.



### Driveway

Allocated/private driveway parking leading to under-croft parking space.



### Allocated Parking

Covered under-croft parking space for one vehicle.



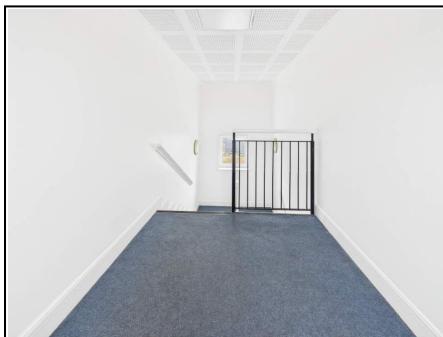
### Communal Entrance

Communal entrance leading into communal entrance hall.



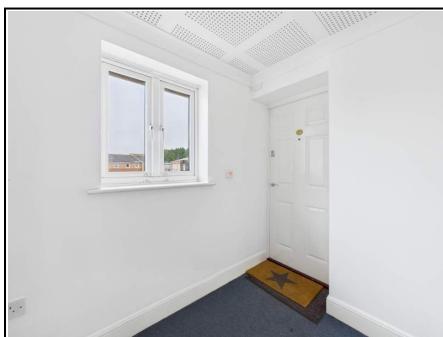
## Communal Entrance Hall

Brightly decorated and well-maintained hallway with stairs leading to first and second floors.



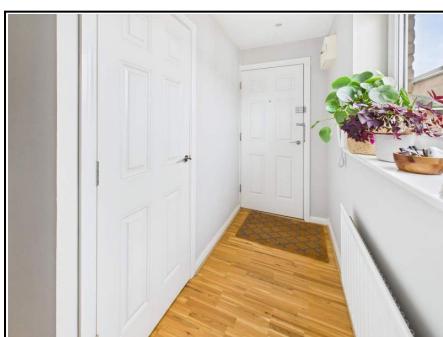
## Second Floor Landing

Landing area leading to entrance to property.



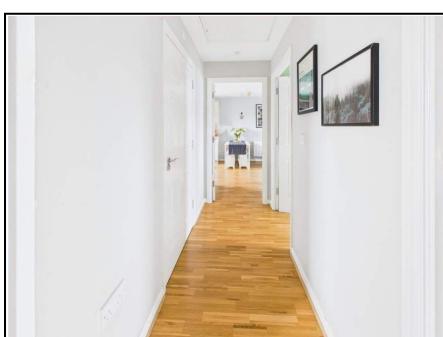
## Entrance to property

Gloss-painted hardwood entrance door with spy-hole. Window overlooking side aspect.



## Entrance Hallway

Bright and inviting entrance hallway with modern laminate flooring and window to side aspect. Access to both bedrooms and bathroom. 3 storage cupboards.



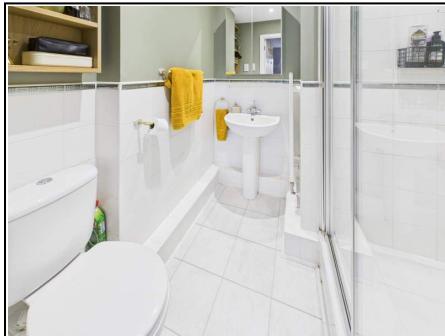
## Entrance Hallway 2

Brightly decorated continuation of the hallway leading to the main living area and kitchen/dining area.



## Bedroom 1 with En Suite Shower Room

Bedroom 1 is an excellent size double bedroom with bright, modern decor and laminate flooring. Window and door to en-suite shower room w/c.



## En Suite Shower Room to Bedroom 1

En-suite with close coupled w/c, pedestal wash hand d basin and walk in shower cubicle. Part tile and part painted walls, tiled flooring and vanity cabinet. Extractor fan.



## Bathroom

Modern and stylish main bathroom with panelled bath with shower over and glazed shower screen, close coupled w/c and wash hand basin. Window with obscured glazing and towel rail radiator. Part tiled and part painted walls, vinyl flooring.



## Bedroom 2

Bedroom 2 is another generously proportioned double bedroom with modern decor and flooring and window.

## Open plan kitchen/dining and living room

Superb and spacious open-plan living area to the dining and kitchen areas. Described in detail as follows:



## Living Area

An excellent size main living area with modern decor and flooring. French doors to juliette balcony and open-plan to dining area and kitchen.



## Kitchen/Dining Area

Modern fully fitted kitchen with light wood cabinetry and work surfaces. Integrated fridge/freezer, gas hob, electric oven and extractor chimney. Open-plan to dining area.



## Kitchen

As described.

## Lease/Charges

The vendor informs us the lease term is approximately 998 years, the ground rent is £197 annually and the service charge amounts to £1,915.69. This figure also includes a contribution towards the purchase of the freehold, which is approximately £200 per year. This will need to be confirmed prior to sale.

## Agents Opinion

This really is a beautifully appointed and presented apartment in a very enviable location. Attractively priced for the area, and with the benefit of private allocated parking, we would strongly advise early viewings to avoid disappointment.

## Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

## Anti Money Laundering

**MONEY LAUNDERING REGULATIONS:** All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

## Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

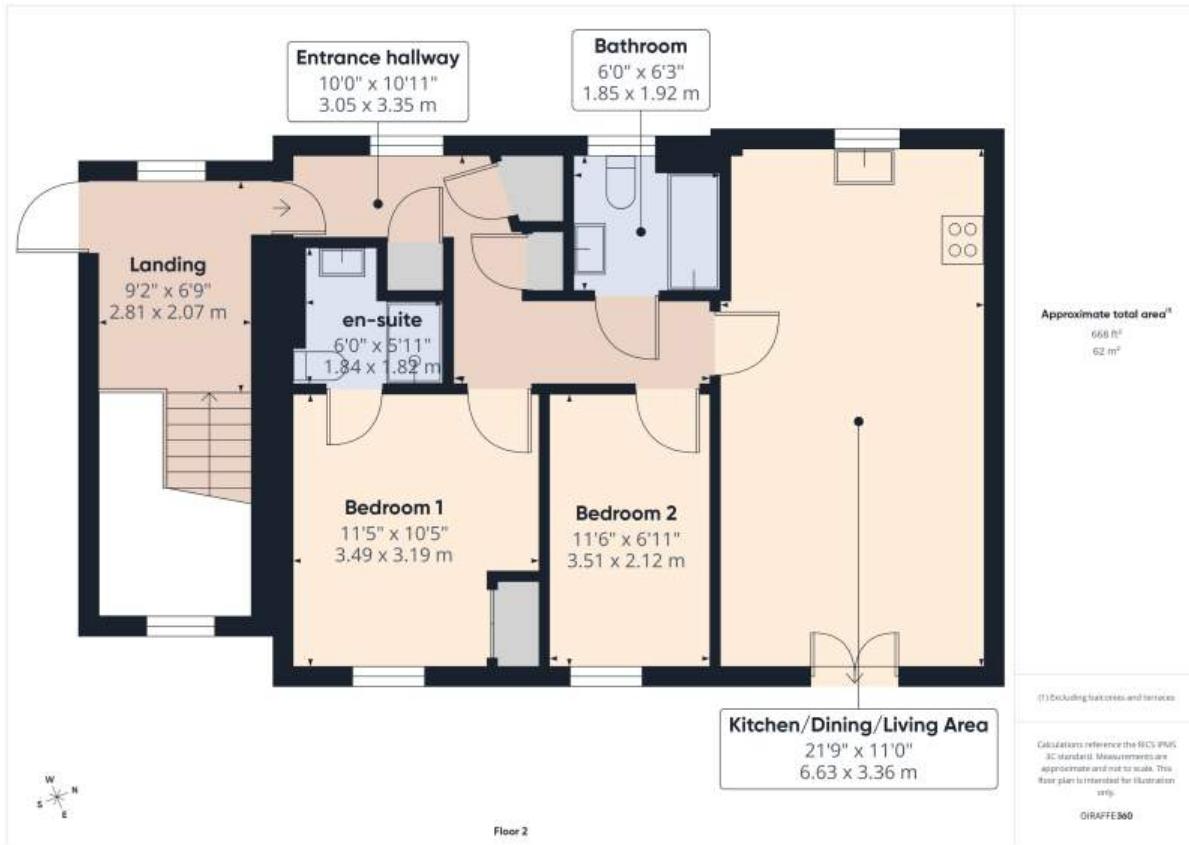
EPC Rating:78

## Tenure

We are informed that the tenure is Leasehold

# Council Tax

Band D



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92+)		
<b>A</b>		
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	78
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.