

Campbell Drive, Cardiff, Glamorgan CF11 7QE
£126,950

NO CHAIN Two bedroom ground floor apartment situated on the Windsor Quay development only a short distance from the sports village and retail centre. Accommodation briefly comprises, communal entrance, Living room, separate kitchen, bathroom with shower and two bedrooms. Allocated and visitor parking. Ideally located for easy access to Cardiff City and M4 link road. Ideal for a first time buy or an investment property.

Hall

From the communal hallway entering through private door into the ground floor property. There is laminate laid throughout, an intercom telephone system, wall mounted heater and single plug socket. A storage cupboard houses the hot water tank.

Lounge

15'7" x 12'1" - 13'4" into alcove (4.75m x 3.68m - 4.06m into alcove)

A fair sized living space with laminate flooring throughout. There are two double glazed windows to the rear of the block. A wall mounted storage heater, television aerial and two telephone points. The room further benefits from a large alcove providing a good space for a dining table.

Kitchen

9'7" x 7'3" (2.92m x 2.21m)

Access from the hallway there are vinyl tiles laid to floor. there is a double glazed window providing plenty of natural light. Space for free standing fridge freezer and space and plumbing for a washing machine. There is an electric hob and oven, extractor hood and sink and draining board. Wood effect wall and base units and granite effect worktops. There is also an electric extractor fan inserted in the external wall.

Bedroom One

11'8" x 9'7" (3.56m x 2.92m)

A good size double bedroom with laminate flooring throughout. There is a double glazed window looking out to the front of the block. With a wall mounted storage heater and numerous plug sockets.

Bedroom Two

9'5" x 7'2" (2.87m x 2.18m)

A good size single bedroom with laminate flooring, double glazed window to front of the block. There is a storage cupboard, wall mounted electric heater, numerous plug sockets and wall vent.

Bathroom

7'5" x 5'5" (2.26m x 1.65m)

With floor tiles throughout, the bathroom consists of a three piece suite comprising of bath tub and overhead shower, toilet and pedestal hand basin. There is a tiled splash back surrounding the bath area. Shaving socket and wall fan heater.

Outside

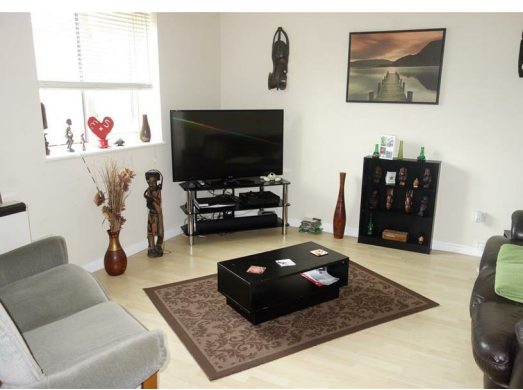
Allocated parking space and visitor spaces. Communal bin areas.

Tenure

We have been advise by the vendor that length the lease is. 999 years from 1990. Payments to First Port the estate management company are £509.78 per 6 months. Payment to Landmark Collection is £27.60 per 6 months.

Please Note: These particulars are believed to be accurate but they are not guaranteed. They are intended only as a general guide and cannot be constructed as any form of Contract, Warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property herein named are made via ACJ Estate Agents.

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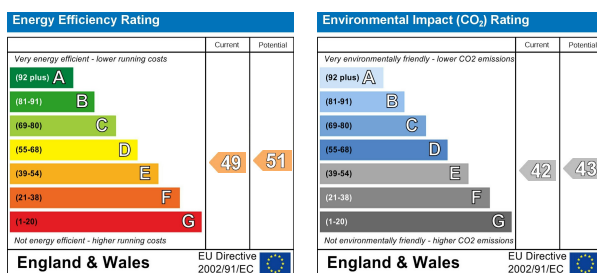
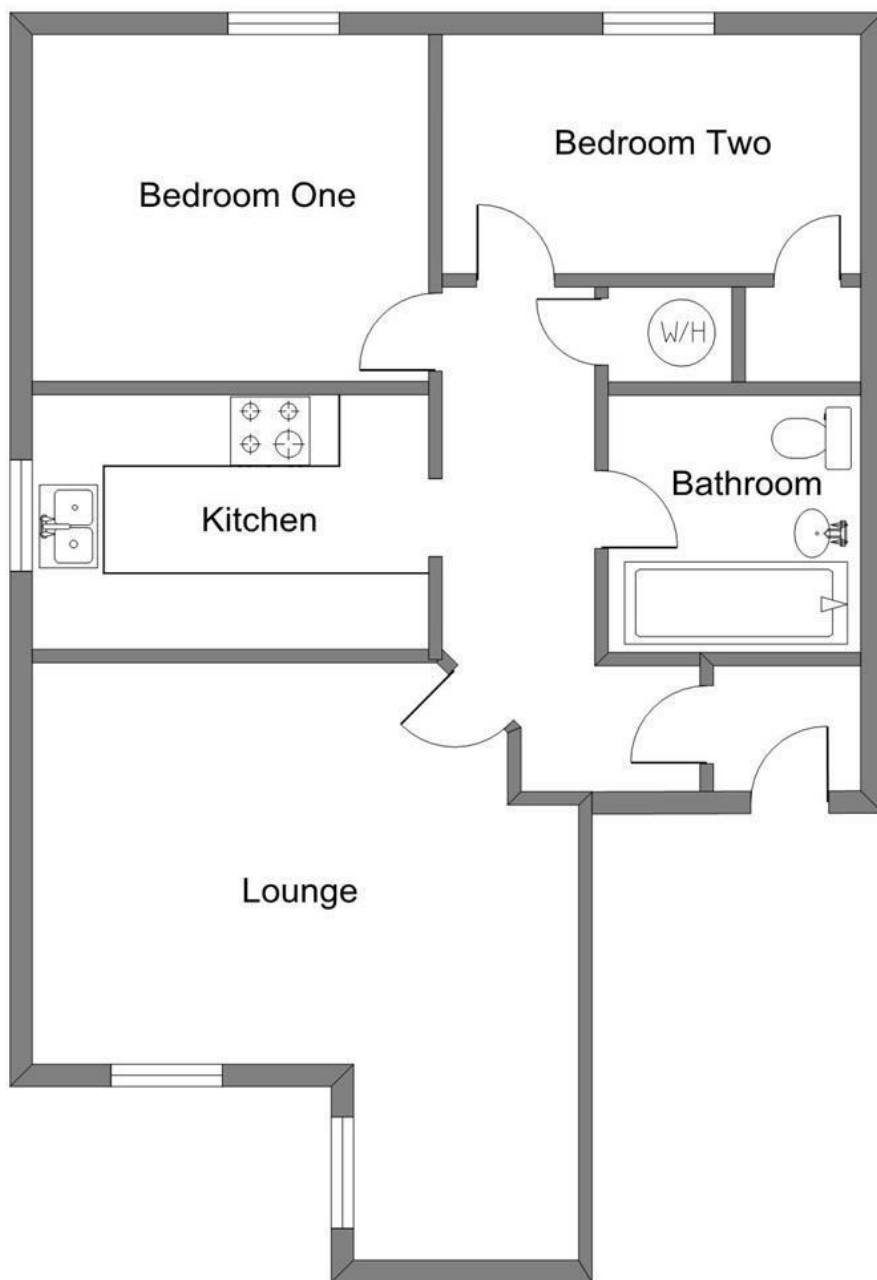


When a property's tenure is stated (freehold, leasehold or commonhold), the client will have advised that to ACJ. However, ACJ will not have inspected a copy of the lease/deeds and prospective buyers are urged to check the current position and terms through their own conveyancer/solicitor. We strongly advise prospective buyers to commission their own survey/ service reports before finalizing their offer to purchase.

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