

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



ZURICH HOUSE, CENTURY WHARF  
HEOL GLAN RHEIDOL





| 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>                            | 77                         | 79        |
| (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<br>2002/91/EC |           |

**HALL & STORAGE CUPBOARD**

**LOUNGE**

14m x 11.5m (45'11" x 37'8")

**KITCHEN AREA**

10.2m x 9.5m (33'5" x 31'2")

**BEDROOM**

8.8m x 11.5m (28'10" x 37'8")

**BATHROOM**

**TENURE**

leasehold, but with 978 years remaining from 2022, but this is to be confirmed by your solcitor

**SERVICE CHARGE & GROUND RENT**

service charge - £3,161 per annum  
ground rent - £142 per annum

**COUNCIL TAX**

band - d



“  
A lovely modern apartment, located in  
the popular CENTURY WHARF in the heart  
of Cardiff Bay  
”  
Comments by - Mr Ramzy Bancroft





# ZURICH HOUSE, CENTURY WHARF

HEOL GLAN RHEIDOL, CF10 5NZ - £135,000

 1 bedrooms  1 bathroom(s)  506.00 sq ft

OFFERS OVER £135,000

Located on the 3rd floor is this lovely modern apartment for sale. Situated in the popular CENTURY WHARF in the heart of Cardiff Bay, you are well placed for local bars and restaurants in Mermaid Quay, as well as a short walk to Cardiff City centre. The apartment is very well presented throughout, and has a bright and neutral décor, and would make a great first time buy, or buy to let investment. The property benefits from a good size bedroom with built in wardrobe, hall, bathroom and open plan kitchen living space, with modern fitted kitchen. The property further benefits from allocated under croft parking space, 24 hour concierge, and on site leisure facilities.,

## PROPERTY SPECIALIST

**Mr Ramzy Bancroft**  
Ramzy@jeffreygross.co.uk  
02920 499680  
Branch manager



## Zurich House-223 Heol Glan Rheidol, Century Wharf, CRF

1 Bed Apartment    Total    Interior Area: 486.54 sq ft



0 2 4 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

