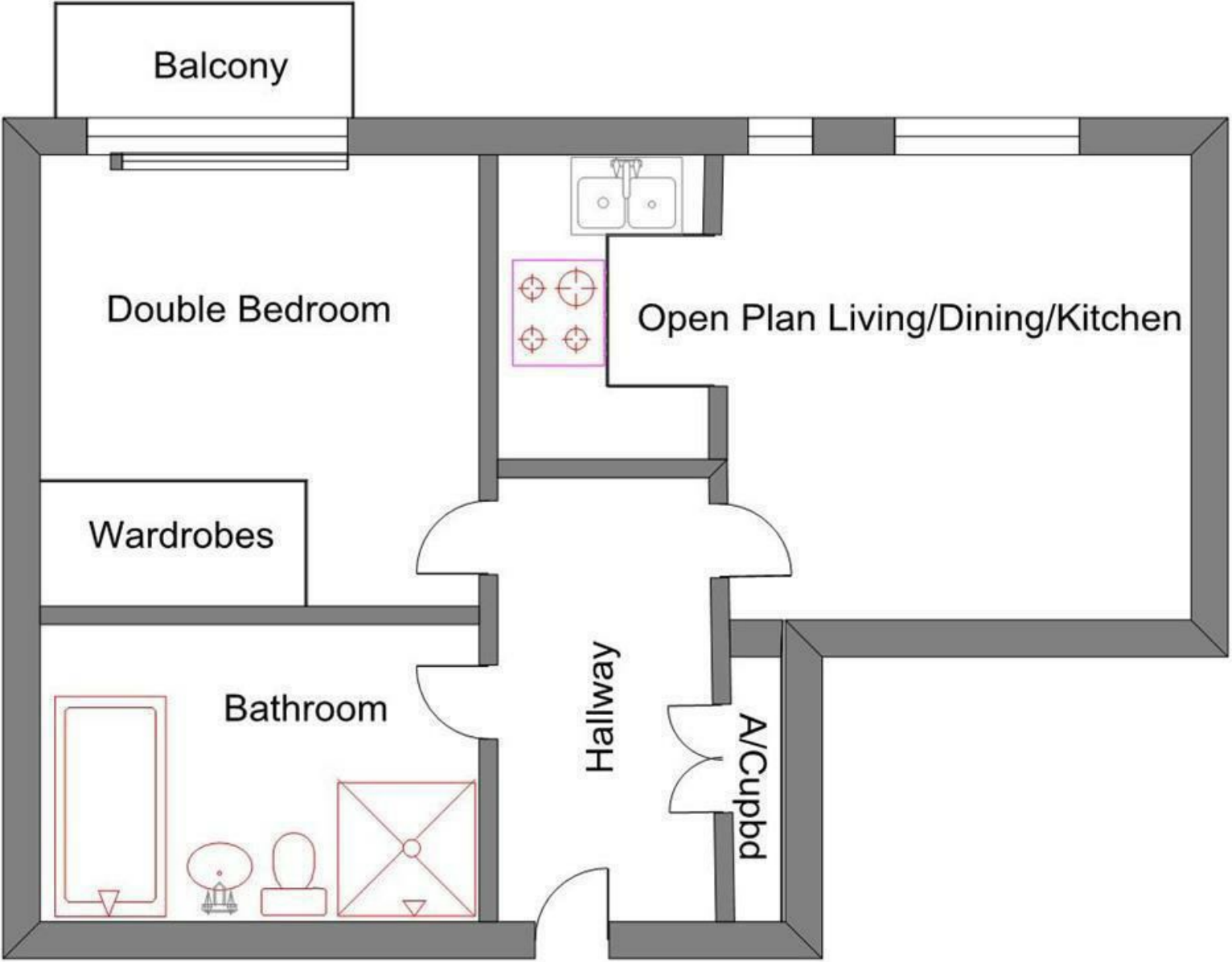




Floorplan (not to scale)

# West Bute Street

1 Bedrooms - Cardiff - CF10 5LL - £150,000 Leasehold



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b>                  |         |           | <b>England &amp; Wales</b>                                      |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



*"A well presented and spacious 1 double bedroom flat in the heart of CARDIFF BAY. No chain, Balcony, and allocated parking !"*

*Communal Entrance - Secure keypad entry. Lift and stairs to all floors. Mailboxes. The apartment is located on the third floor. Communal Hallway.*

*Inner Hallway - Entered via a solid wood door with spyhole. Wooden flooring. Ceiling light. Wooden double doors to storage cupboard housing hot water cylinder. Doors to all rooms.*

*Open Plan Lounge/Diner/Kitchen - 5.526 max x 4.669 max (18'1" max x 15'3" max) - Spacious open plan room divided into living space for seating and dining and with a fitted kitchen area to one side. wood flooring continued. Double glazed windows to rear aspect with views across roof tops towards Cardiff City Centre. Wall mounted heater. Ceiling lights. Fitted kitchen area with integrated appliances including, fridge, freezer, dishwasher and washing machine. Work tops incorporate 4 ring ceramic hob with stainless steel extractor over. One and a half bowl stainless steel sink unit with mixer tap over. Built-in electric oven. Tiled splashbacks.*

*Double Bedroom - 3.882 x 3.396 (12'8" x 11'1") - Double glazed sliding patio doors open onto the decked balcony and with views across the the city centre. Wall mounted heater. Ceiling light. Fitted wardrobes with shelving and hanging space.*

*Bathroom - 3.401 x 1.715 (11'1" x 5'7") - Fitted with a four piece suite comprising fully tiled shower enclosure with glass door. Bath with side panel, pedestal wash hand basin and close couple w.c. Tiled splashbacks. Ceiling light and extractor. Shaver point and mirror over basin. Ceramic tiled flooring.*

#### **Ground Rent**

*Ground Rent £300 per annum, but this is be confirmed by your solicitor*

#### **Service Charge**

*Service Charge £1600 per year, Which includes communal Cleaning interior, window cleaning, plant & floral display, repairs, refuse removal, signs, lift maintenance, security cameras this is to be confirmed by a buyer solicitor*

#### **Tenure**

*Leasehold with 999 years from new, with approx. 969 years remaining, but this is to be confirmed by your solicitor*

#### **Parking**

*One allocated parking space in the onsite car park*

#### **Council tax**

*Band -D*





Located in the heart of CARDIFF BAY, is this very well presented 3rd Floor Apartment for sale. Excellent facilities on hand including Wales Millennium Centre, Mermaid Quay, Cafes, Bars & Restaurants. Cardiff Bay train station is just a short walk away. This 3rd floor apartment offers hallway, open plan lounge/diner/kitchen with integrated appliances, double bedroom with access to a decked balcony and bathroom with bath and shower enclosure. Lift and stairs to all floors. The apartment also comes with an allocated parking bay accessed via secure gates. This property would make a great first time buy, or BUY TO LET with an approx £850-£900pm in rent. The property is being sold with NO CHAIN.

560.00 sq ft

£150,000 - Leasehold

