

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ADVENTURERS QUAY
CARDIFF BAY



COMMUNAL ENTRANCE HALL

ENTRANCE HALL

KITCHEN

ROOM ONE
6.38mm x 5.18mm (20'11m x 17'19m)

ROOM TWO
11'7m x 12'10m (36'1"22'11" x 39'4"32'9")

ROOM THREE

BATHROOM
2.21m m x 1.65mm (7'3 m x 5'5m)

PARKING
Allocated under croft space

BALCONY

TENURE
Leasehold with 702 years remaining.

COUNCIL TAX
Band F

SCHOOL CATCHMENT
Mount Stuart Primary School
Fitzalan High School (year 2024-25)

Ysgol Gynradd Gymraeg Hamadryad (year 2024-25)
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

SERVICE CHARGE
£329.16 P.C.M including Building insurance, water, ground and internal communal entrance maintenance & window cleaning.





ADVENTURERS QUAY

CARDIFF BAY, CF10 4NQ - £200,000

 2 Bedroom(s)  1 Bathroom(s)  989.00 sq ft

***OIEO £200,000 *** Jeffrey Ross are pleased to bring to the market this spacious apartment with superb water views. The property is situated in a gated community in the heart of Cardiff bay. Gated entrance leading to communal grounds and under-croft parking, well maintained communal entrance hall with lift access leading to internal entrance hall with ample storage, three rooms, one with balcony and one with floor to ceiling windows over looking water views, as well as kitchen and bathroom.

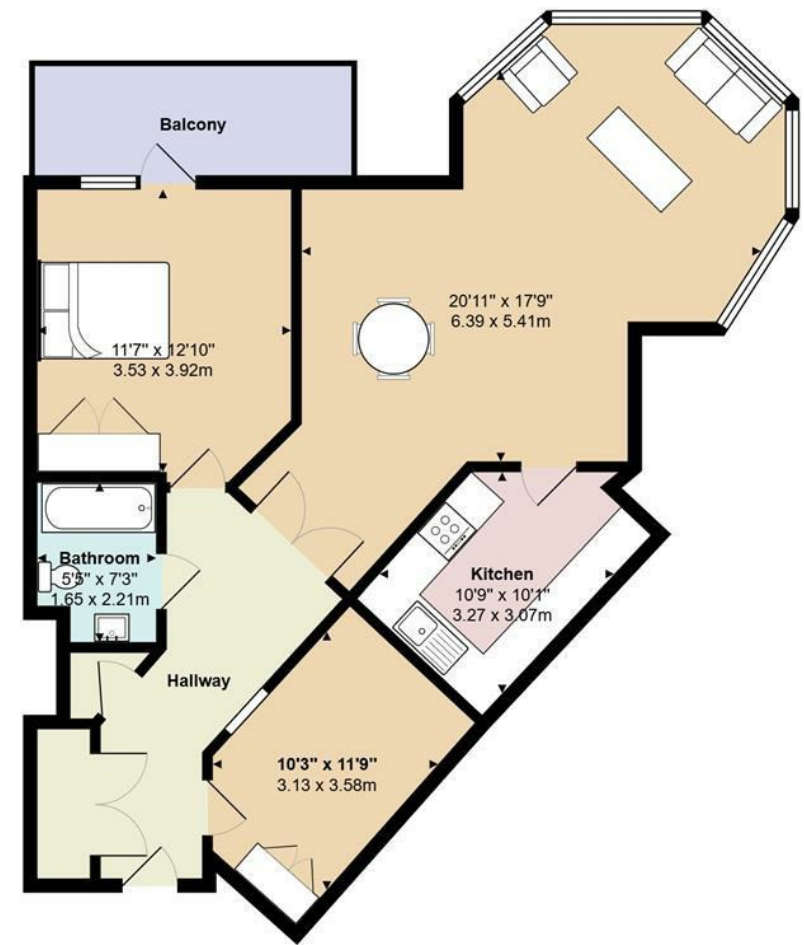
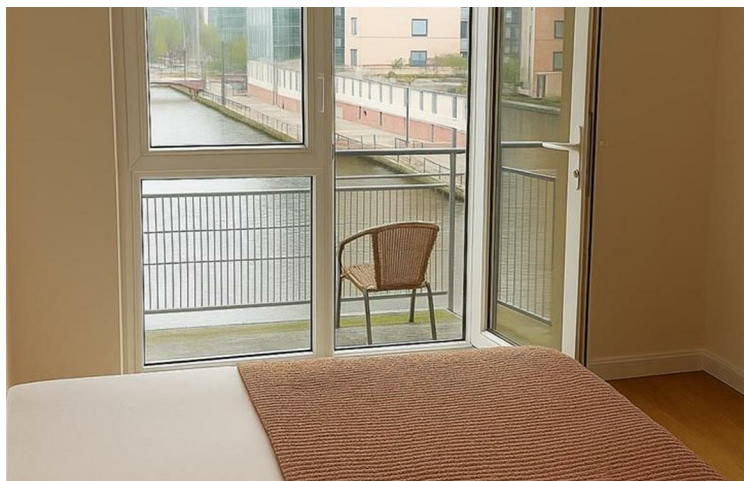
Located within a short walk to local shops, amenities as well as Cardiff city Centre.



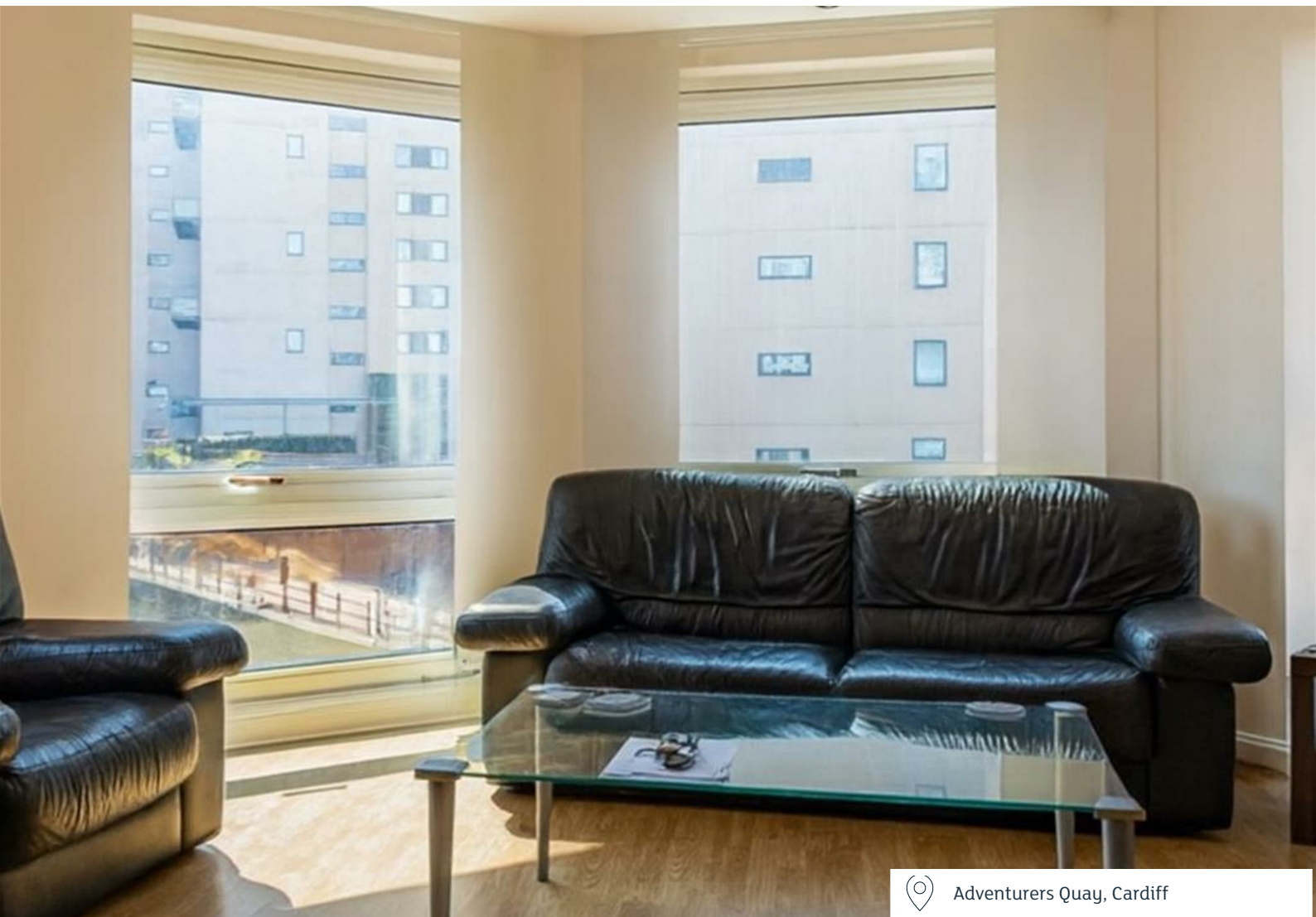
PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreygross.co.uk
Senior valuer

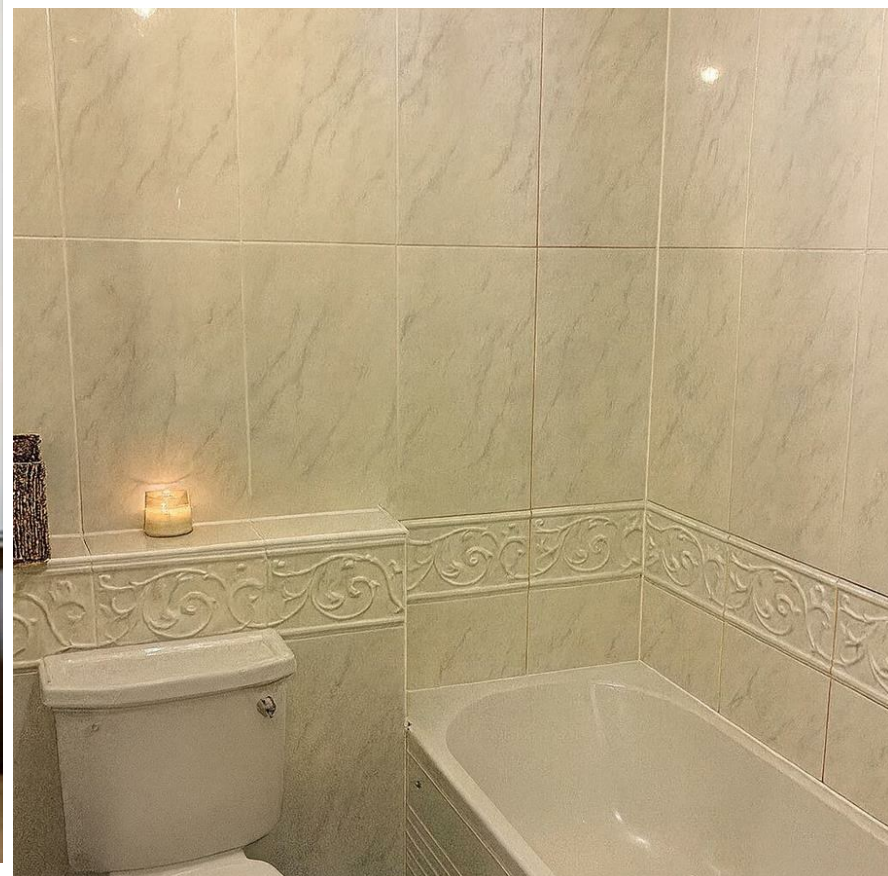




Adventurers Quay
Total Area: 872 ft² ... 81.1 m² (excluding balcony)
All measurements are approximate and for display purposes only



Adventurers Quay, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	