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CARDIFF

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Clarence Road

CARDIFF BAY



Contemporary living, short walk to the Cardiff City Centre.

Comments by Mrs Amanda Trinder

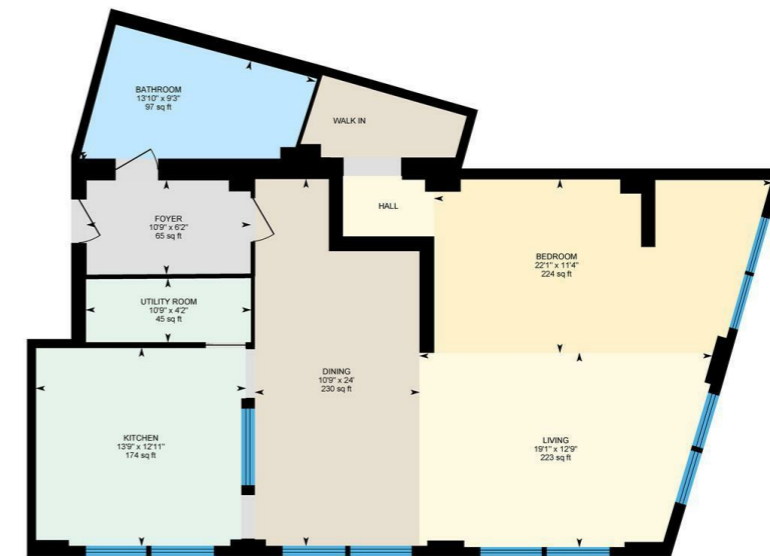


Property Specialist
Mrs Amanda Trinder
 Senior valuer
 amanda@jeffreycross.co.uk



Ocean House, Cardiff Bay, CRF

1st Floor Apartment Interior Area 1201.72 sq ft

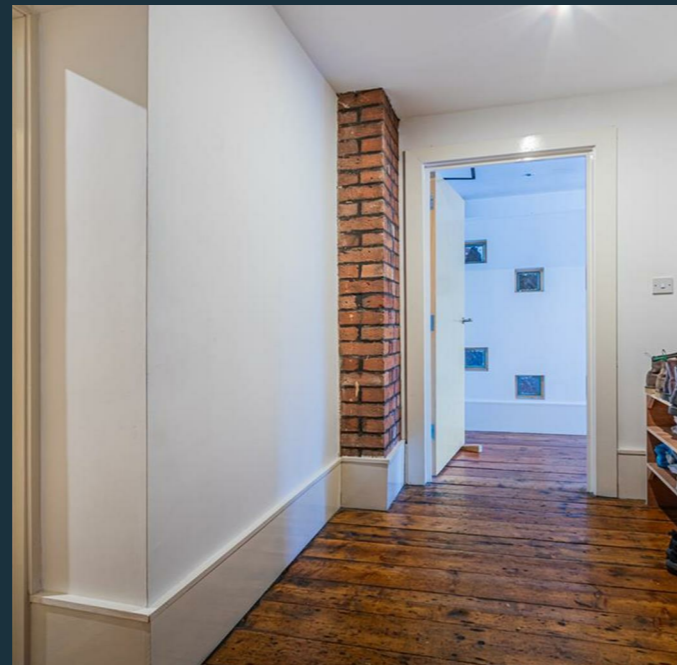


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Spacious open plan living with parking.

Comments by the Homeowner





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Clarence Road

Cardiff Bay, Cardiff, CF10 5FR

£250,000



1 Bedroom(s)



1 Bathroom(s)



1201.00 sq ft

Entrance hall 10'9 x 6'2 (3.28m x 1.88m)

Council tax

Band F

Living area 19'1 x 12'9 (5.82m x 3.89m)

EPC rating

D

Bedroom/study area 22'1 x 11'4 (6.73m x 3.45m)

Dining area 10'9 x 24'0 (3.28m x 7.32m)

Kitchen 13'9 x 12'11 (4.19m x 3.94m)

Utility room 10'9 x 4'2 (3.28m x 1.27m)

Bathroom 13'10 x 9'3 (4.22m x 2.82m)

Parking

There is an allocated undercroft parking space via remote controlled doors.

Tenure

We have been informed that the property is Leasehold with 103 years remaining of a 125 yr lease. The current service charge is approximatley £2376 per annum. This information should be checked by your legal advisor.



Contact our

Penylan Branch

02920 499680

*** Offers over £250,000*** We are pleased to present for sale, an exceptionally large first floor loft style apartment within the sought after Ocean House. The unique accommodation comprises of spacious entrance hall to very large living room/bedroom which is filled with natural light thanks to the ten large sash windows, there is a walk-in dressing area, the fitted kitchen has built-in appliances and a breakfast bar, there is a separate utility/laundry room and large bathroom. The property further benefits from exposed brick walls and original polished wood floorboards. There is a video entry intercom system and an allocated under croft parking space. This property offers 1,201 sq ft. work/ live in opportunity. No chain. Viewing strongly recommended.





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