



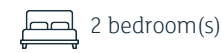
WINDSOR ESPLANADE





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, CF10 5BG - £375,000



2 bedroom(s)



2 bathroom(s)



1216.00 sq ft

Found within this iconic waterfront building is this stunning apartment of generous proportions directly overlooking the wetlands towards Cardiff Bay & beyond. Situated on the ground floor and boasting over 1,290 square feet of living space.

Stunningly renovated to a high standard to include bespoke glass walls and doors creating a stylish & exquisite home. With its unique curved walls and spacious interior and beautifully presented.

Briefly comprising a communal entrance via video entry, private and spacious welcoming entrance hall, impressively spacious living room with space for dining table & chairs plus open to a stunningly fitted kitchen with solid granite worktop and fully integrated Neff appliances to include fridge, freezer, dishwasher, washing machine plus built in 'Hide & slide' fan oven, 5 combo microwave oven, 5 ring gas hob with cooker hood plus built in wine chiller, within the lounge a bespoke glass created study and from the living room there are 2 sets of French doors opening onto the paved terrace overlooking the wet lands, 2 large double bedrooms - built in wardrobes to the both plus a stylishly appointed en suite shower room from the master plus an equally stylish bathroom completes the accommodation.

Benefitting from electric gates for secure parking - 2 spaces allocated, gas central heating and double glazing.

Viewing highly recommended.

PROPERTY SPECIALIST

Mr Paul Davies


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Negotiator







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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 	

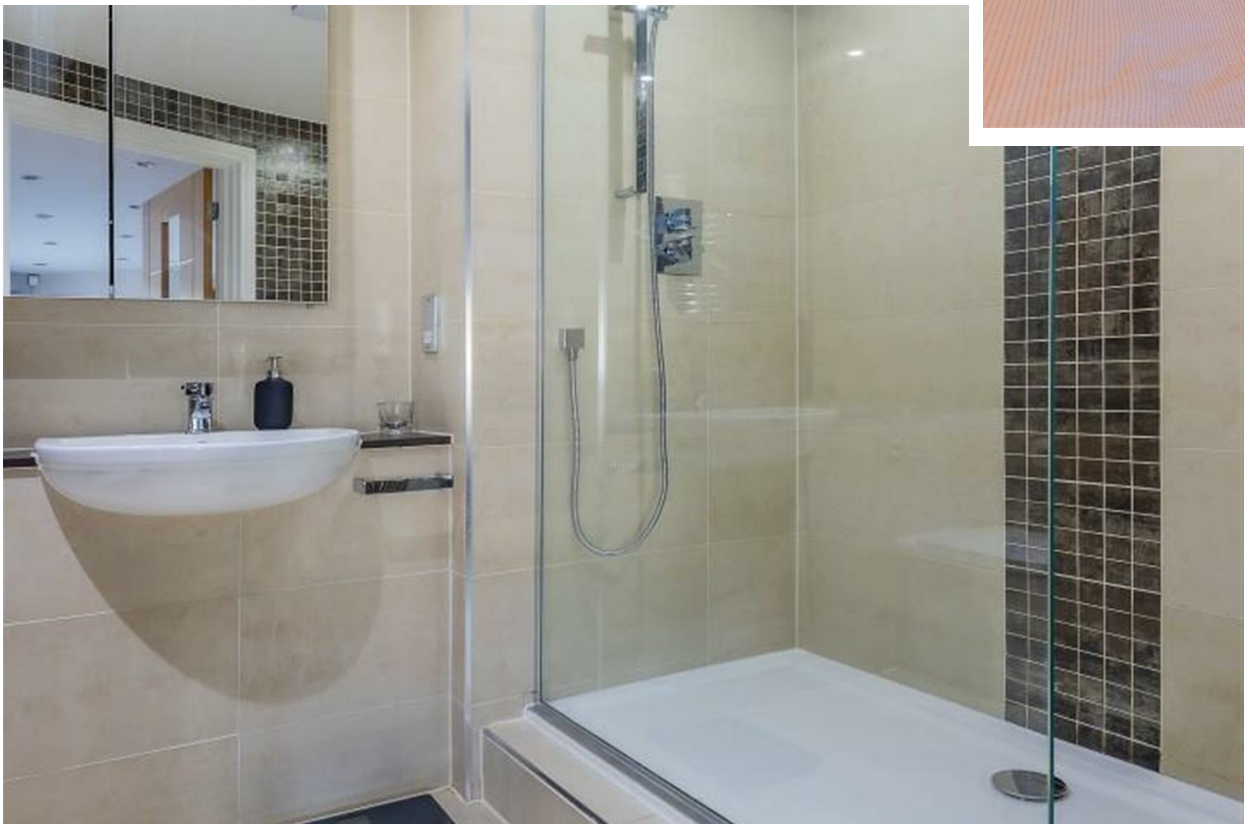


MOËT & CHANDON















COMMUNAL ENTRANCE

Enter into a large communal entrance - video intercom. Access also into the secure communal grounds and parking.

ENTRANCE HALL

Spacious and welcoming entrance hall allowing access to all rooms, feature curved walls with bespoke mirrored panelling, double doors to a generous cloaks/airing cupboard with light & power plus housing the gas combination boiler, space for tumble drier.

LOUNGE KITCHEN

11.07m max x 6.02m max (36'4" max x 19'9" max)

Enter from the hall via bespoke glass walls incorporating glass twin doors into the heart of the apartment - a stunningly contemporary open plan room combining living and dining with the kitchen and boasting twin French doors opening out onto a dedicated terraced patio fronting the wetlands towards the bay itself. Living and dining area spacious in itself with porcelain tiled flooring and contains a bespoke glass study area to the corner with bespoke glass door gaining entry, TV point.

The kitchen - extensively fitted with a contemporary range of Hi Gloss wall and base units including solid granite worktop with an under mounted sink and mixer tap inclusive of a 'Hamstrom' instant hot &



filtered water tap, integrated appliances include fridge, freezer, dishwasher, washing machine plus built in 'Hide & slide' fan oven plus 5 combo microwave oven, 5 ring gas hob with cooker hood over plus a built in wine chiller, features include a large island unit, soft close doors & drawers, under lighting plus plinth LED lighting, granite flooring.

BEDROOM 1

5.08m max x 4.14m (16'8" max x 13'7")

Impressively spacious master double bedroom, window to rear, 2 generous built in double wardrobes with automated lighting on opening, TV point, telephone point.

EN SUITE SHOWER ROOM

Generous room and stylishly appointed with a modern white suite comprising large shower area with glass screen, wall mounted wash hand basin and close coupled wc - concealed cistern, porcelain tiling to all walls and granite floor, heated chrome towel rail, twin shaver point, extractor fan.

BEDROOM 2

4.45m max x 3.40m (14'7" max x 11'2")

Equally impressive double bedroom, window to rear, double wardrobe with automated light on opening, TV point.

BATHROOM

Generous room and stylishly appointed with a modern white suite comprising a tile panel double ended bath with shower attachment, wall mounted wash hand basin and close coupled wc - concealed cistern, porcelain tiling to all walls and granite floor, heated chrome towel rail, twin shaver point, extractor fan.

GROUNDS

Set in well tended grounds with electric gates allowing access for secure parking - 2 spaces (double length) allocated.

INFORMATION

There is a 125 year lease from 01-01-2001 therefore with 101 years remaining, ground rent of £200 per annum (payable in 2 installments) The current service charge is £4068 per annum which includes buildings insurance and water rates. Council Banding - Band G £3,203.65 (2025-2026)

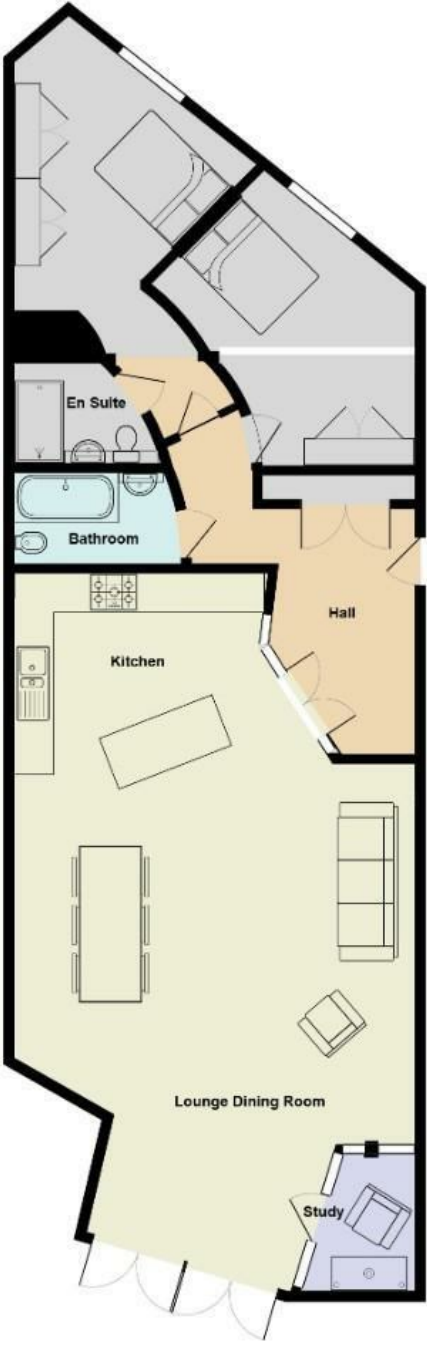


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From the moment you enter this amazing apartment which superbly fronts the Cardiff Wetlands to the Bay you are met with pure luxury. The innovative design with its curved walls and added bespoke features which includes glass walls and doors has been extensively renovated to provide a welcoming and contemporary place to come home to. With its 2 large bedrooms and 2 stylishly appointed bathrooms to the impressively large living and dining area open to the contemporary and fully integrated kitchen.

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Comments by Mr Paul Davies



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Jeffrey Ross