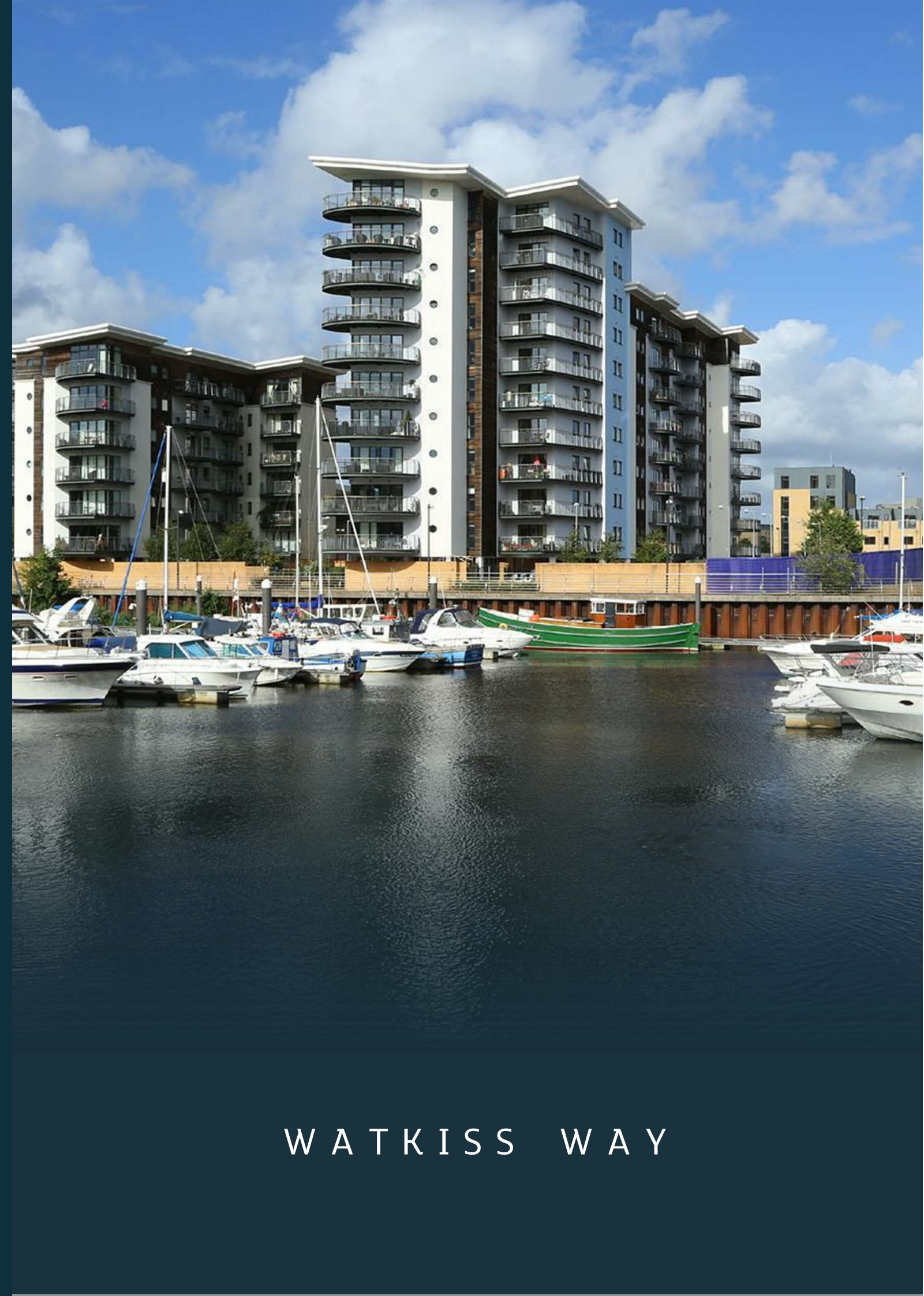


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



WATKISS WAY



COMMUNAL ENTRANCE

Enter via intercom entry, access to all apartments via lift & staircase.

HALL

Leading to all rooms, intercom entry phone, built in cloaks cupboard plus walk in 8' airing/store cupboard with light and housing the hot water cylinder.

LOUNGE

4.04m x 3.15m (13'3" x 10'4")

Bright & airy room with full picture window and door allowing access onto the balcony, TV point, telephone point.

KITCHEN

3.15m x 2.29m (10'4" x 7'6")

Fitted modern wall and base units with laminate worktop and inset one and half bowl stainless steel sink & drainer with mixer tap, integrated washer/drier plus built in oven, hob & cooker hood, space for fridge/freezer and space for dishwasher, tiled floor, extractor fan & under lighting.

BEDROOM

4.42m max x 2.84m (14'6" max x 9'4")

Spacious, TV point, telephone point. double bedroom, window to front, built in floor to ceiling wardrobes with sliding doors.

BATHROOM

Stylishly appointed modern white suite comprising a panel bath with shower over and glass screen, wall mounted wash hand basin and close coupled wc - concealed cistern, tiled surround, heated chrome towel rail, twin shaver point, tiled floor, extractor fan.

GROUNDS

Set in communal well tended grounds, electric gate on entry with an allocated parking space plus visitor spaces.

INFORMATION



We believe the property is leasehold with a 125 year lease from 25-06-2007 therefore with 104 years remaining. The ground rent is £150.00 per annum. The current service charge is £1,511.00 for 6 months.

Council Banding - Band D £1,922.19 (2025-2026)





WATKISS WAY , CF11 0SF - £135,000

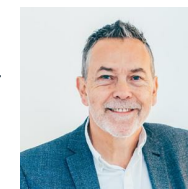
 1 Bedroom(s)  1 Bathroom(s)  516.00 sq ft

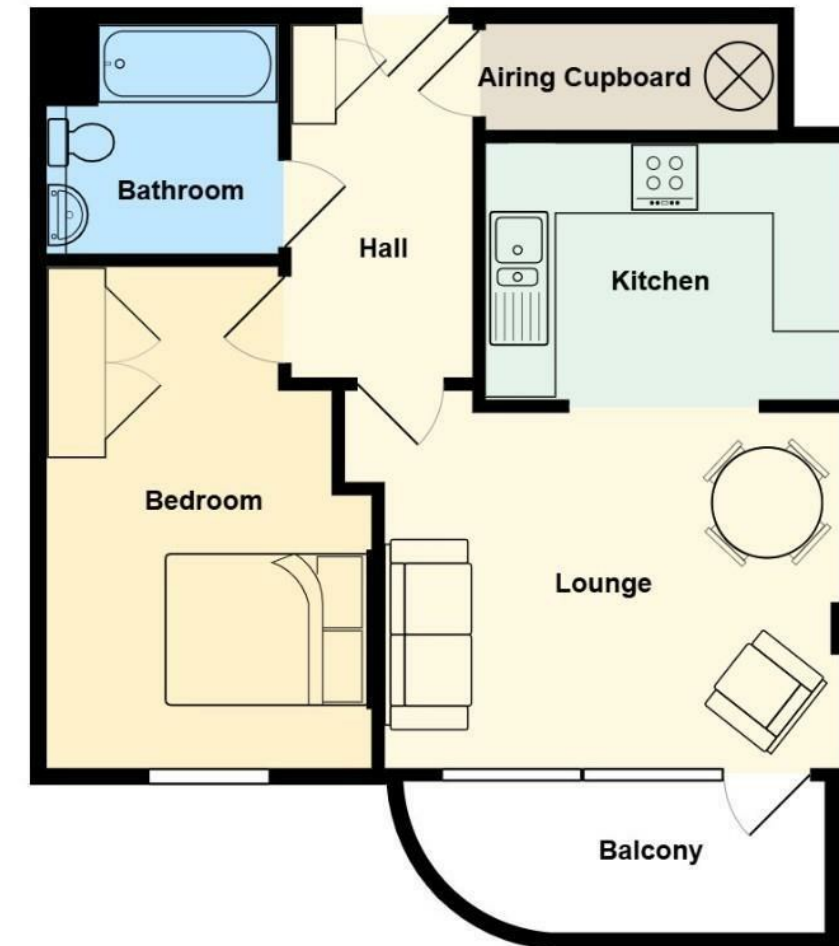
For sale with no ongoing chain and immediate occupation.
Modern top floor (8th) apartment with a generous balcony boasting an uninterrupted panoramic view over Cardiff & Penarth Marina. Found in excellent order.
Complex benefits from 24 hour concierge plus remote control gated entry provides a secure allocated parking space in addition to visitor parking spaces.
Perfectly situated for all the amenities in the bay plus a short walk over the 'Pont Y Werin' bridge and you're on the Marina in Penarth with Tesco & Cogan train station to hand.
Briefly comprising a communal entrance, hall with an impressive walk in 8' deep store cupboard, lounge with generous balcony, modern fitted kitchen - washer/drier, fridge/freezer plus built in oven, hob & hood, large double bedroom - floor to ceiling wardrobes plus stylishly appointed bathroom - shower.
Complimented with upvc double glazing, electric heating plus intercom entry.
Viewing highly recommended.



PROPERTY SPECIALIST

Mr Paul Davies
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Property Management Co-ordinator





Watkiss Way, Cardiff



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