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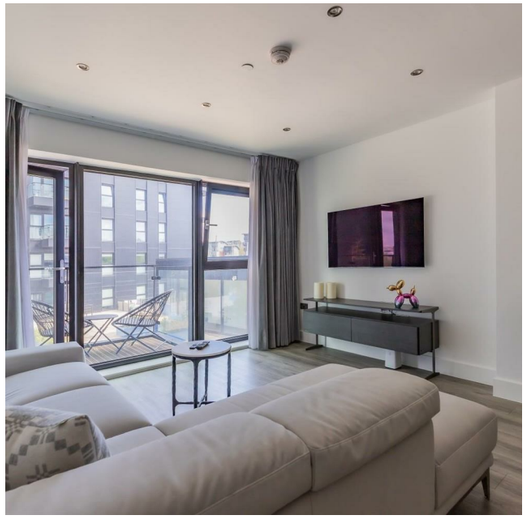
CARDIFF VALE CAERPHILLY BRISTOL



This is a beatifully presented one bedroom apartment in one of Cardiff Bay's most stylish developments with an adjacent coffe bar and bakery.

Comments by Mr Jeff Hopkins

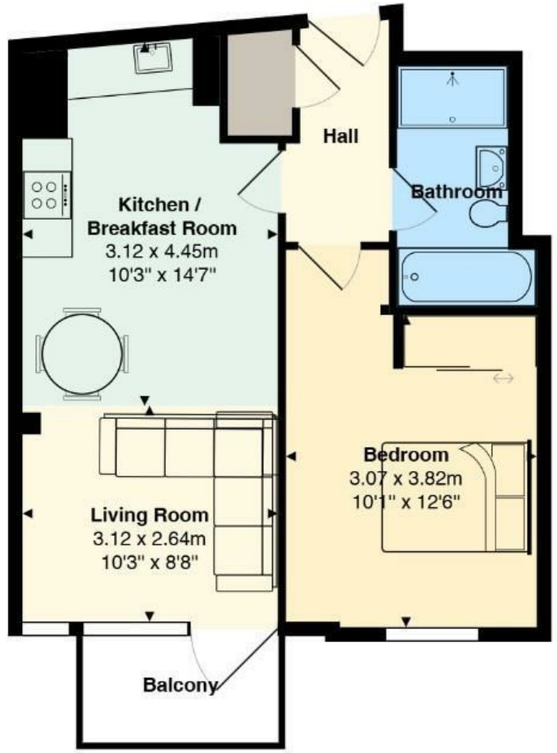
Property Specialist

Mr Jeff Hopkins

Valuer

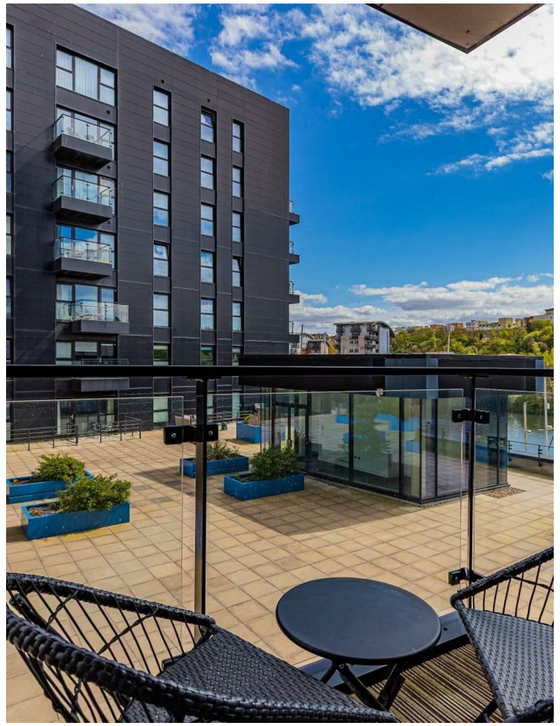
jeff@jeffreyross.co.uk

Bayscape



Total Area: 43.8 m² ... 471 ft² (excluding balcony)

All measurements are approximate and for display purposes only



Watkiss Way

, Cardiff, CF11 0TA

£215,000

1 Bedroom(s) | 1 Bathroom(s) | 471.00 sq ft

Contact our
Penarth Branch
02920415161

Enjoy modern waterfront living in one of Cardiff Bay's most prestigious and stylish developments. This contemporary one-bedroom apartment enjoys the convenience of this vibrant area which includes coffee shops, bars, restaurants, gyms, supermarkets and retail park as well as outdoor recreational spaces.

Immaculately presented and providing an inviting entrance hall, with a double storage/utility cupboard with plumbing for a washing machine, the living room is light and airy and open-plan to a stylish fitted kitchen which is equipped with a range of attractive units with integrated eye-level electric oven, separate microwave, dishwasher, fridge, and freezer. This space flows into the living and dining areas, which opens onto the private balcony which has views of the yacht moorings on the river.

The principle bedroom has fitted wardrobes that offer ample storage.

The bathroom has a bath, shower, low-level WC, and vanity washbasin, all finished to a high standard.

There is electric heating throughout, allocated under-croft parking, and the convenience of an on-site concierge.

Hallway

Living area 10'3 x 8'8 (3.12m x 2.64m)

Kitchen/Dining area 10'3 x 14'7 (3.12m x 4.45m)

Bedroom 10'1 x 12'6 (3.07m x 3.81m)

Bathroom

Tenure

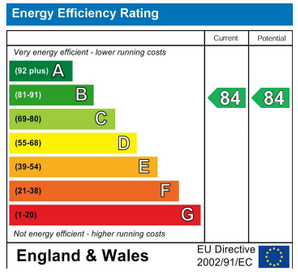
Leashold with 242 years remaining of a 250 year lease with a ground rent of £170 per annum

Service charge

We understand the service charge is approximatley £1,800 per annum which includes buildings insurance.

Council tax

Band D


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