



## Bayscape Cardiff Marina Watkiss Way

Cardiff CF11 0TA

Offers Over £215,000

HARRIS & BIRT





A luxury apartment situated in one of Cardiff Marinas most prestigious gated developments known as Bayscape. Situated on the 1st floor the property offers views over the communal terraced between the two towers. The terrace area overlooks the Marina. The spacious accommodation briefly comprises; entrance hall, versatile kitchen/dining/living space, one bedroom, modern fitted bathroom and utility room. Further benefits include an allocated parking space in a secure under croft carpark and a concierge service.

Located within easy reach of the city centre on the Bay Edge walkway, a scenic six-mile long footpath and cycle route, ensures the Bayscape development is perfectly positioned to provide easy access to everything the Capital city has to offer. Cardiff Bay, a cosmopolitan waterfront development, is a pleasant walk or water taxi ride away. Just a short walk across the Pont Y Werin bridge connects Bayscape with the Vale of Glamorgan and the vibrant community of Penarth, a coastal town renowned for its variety of upmarket restaurants, cafés and wine bars. Cogan railway station is a short walk from the Bayscape site and provides a direct service to Cardiff Central station, from which there are regular trains to other major UK cities. There is also a reliable bus service with easy access to all corners of the city. Bayscape also has easy access to the M4 and Cardiff Airport is a short drive or taxi ride away.

## Accommodation

### Communal Entrance

The property enjoys the benefit of a concierge office located in the main building entrance. Benefits of this service include security, maintenance and parcel collection. Parking is available via one allocated space in the under croft car park which includes secure video entrance system and bike storage. Lift and stairs give access to all floors.

### Entrance Hallway 3'9 x 9'5 (1.14m x 2.87m)

The apartment is entered from a well lit communal hallway via solid front door into central hall. Wood effect LVT flooring in light grey. Ceiling Spotlights. Video entry system. Doors to all rooms.

### Kitchen/Dining/Living Room 12'9 x 24'4 (3.89m x 7.42m)

A wonderfully light, versatile room comprising; modern fitted kitchen in high gloss finish with features to include: range of fitted wall and base units with light grey laminate worktops, matching upstands and splash backs, inset Smeg induction hob with wall mounted stainless steel Smeg extractor hood over, under-counter Smeg electric oven and grill, under-counter Smeg dishwasher with matching door panel, inset single bowl stainless steel sink with curved chrome hot and cold mixer tap, inset eyeline Smeg stainless steel microwave, integrated fridge freezer with matching decor doors. Decorative under cabinet down lights. Wood effect LVT flooring covering the entire room.

Matching modern breakfast bar with integrated wine cooler added by current vendors. Ceiling spotlights. In the living space a full width window and patio door opens out onto terraced area with balustrade and space for table, chairs and seating, offering a spacious outside seating area.

### Master Bedroom 3'9 x 13'10 (1.14m x 4.22m)

Large full length window offering views over the terrace. Fitted double wardrobe with mirrored sliding door. Carpet flooring. Ceiling spotlights.

### Bathroom 5'8 x 9'7 (1.73m x 2.92m)

Luxury modern fitted bathroom with features to include: three piece suite in white comprising panelled bath with hot and cold mixer tap and showerhead attachment, low level, hidden cistern dual flush WC, wall mounted wash hand basin with hot and cold mixer tap, glazed shower cubicle with mains connected shower. Fully tiled Pocolanosa floor and walls. Ceiling spotlights. Extractor.. Wall mounted stainless steel vertical electric towel warmer.

### Utility Room

Useful utility/storage space with plumbing for washing machine. Continuation of wood effect LVT flooring. Pendant ceiling light. Meters, fuses etc

### Outside

The apartment enjoys the benefit of all communal areas within the Bayscape development including a spacious concourse offering marina views and access to Coffi Co and Ty Melyn Bakery (where residents enjoy a 10% discount) below.

### Services & Tenure

Heating via a heating interface unit for all apartments. Each apartment has its own separate meter and billed accordingly. Underfloor heating serves the hall, bathroom, utility room and main kitchen/living room.

Current charges:

Ground rent: £84 half yearly

Service charge: £930 half yearly - includes gas

The service charge covers onsite concierge, bike storage, landscaped communal grounds, maintenance of internal and external communal areas, CCTV, secure fob access and video entry intercom system, lift maintenance, secure gated access to an allocated undercroft parking space, regular cleaning and refuse disposal and building insurance

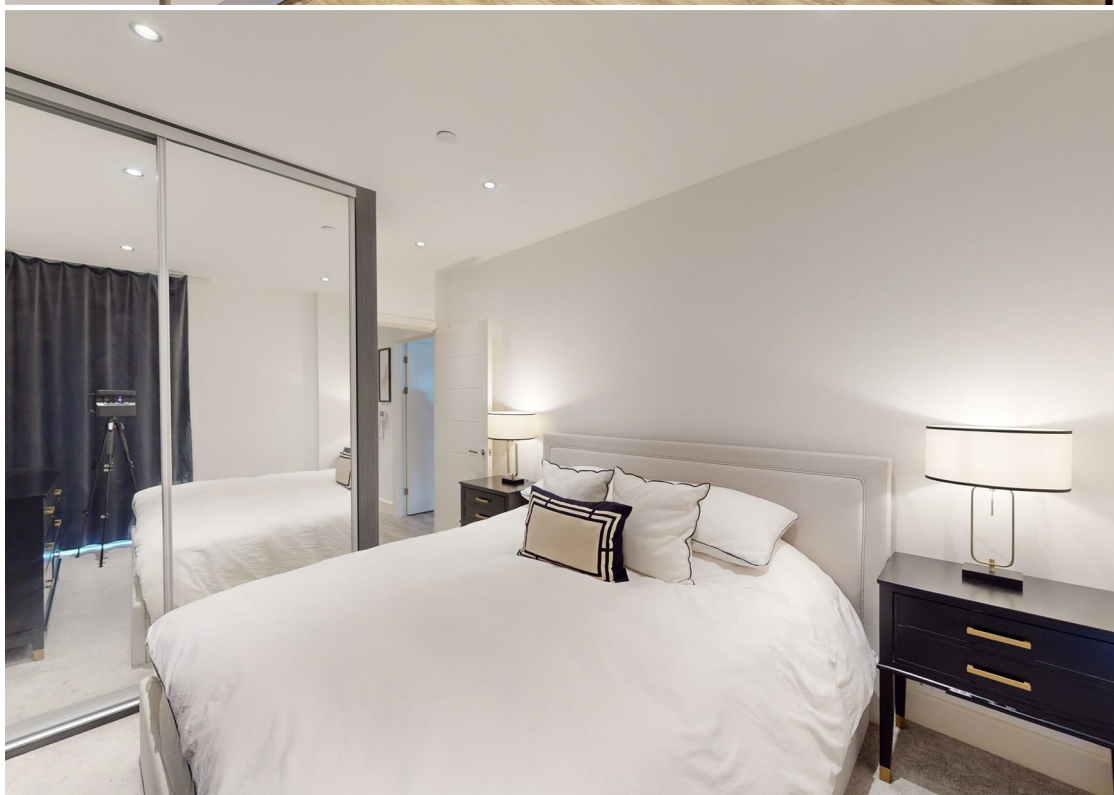
Council Tax - Band D

Leasehold - 250 years from 2018

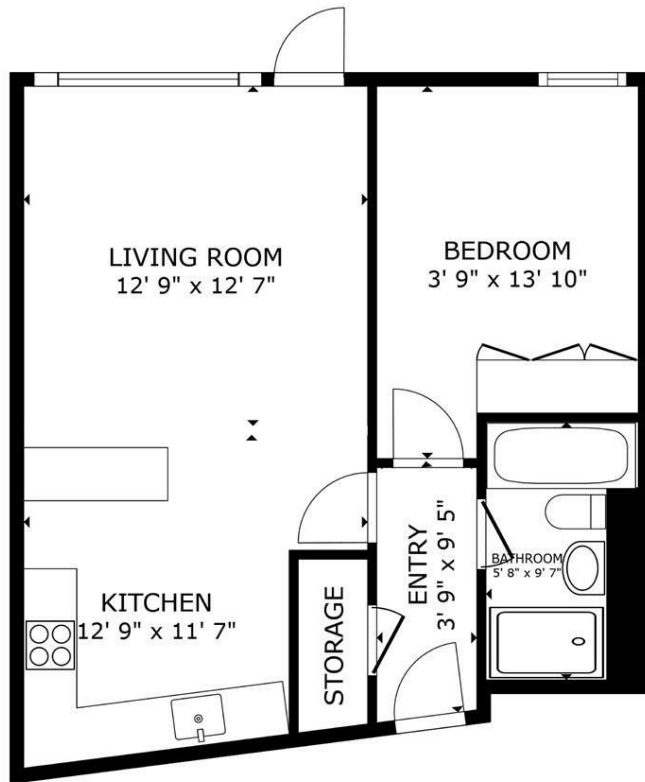
### Viewing

Strictly viewing by appointment only - a member of our staff will meet you at the entrance gate and direct you to the allocated parking space, if needed, then take you up to the apartment.









FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 531 sq.ft.  
TOTAL : 531 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

65 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

