



Hartland House
Prospect Place



STEPHENS
& PARTNERS



**Hartland House
Prospect Place
£94,950**

- Studio Apartment**
- City Views**
- Modern Fitted Kitchen**
- Large Shower Room**
- Secure Parking**
- Video Entry**
- On Site Fitness Centre**
- No Chain**



Stephens & Partners are delighted to offer this third floor studio apartment situated within one of Cardiff Bay's most modern and prestigious development Prospect Place.

The property benefits from 24 hour concierge services community fitness centre and pool, green spaces and situated close to all local amenities all within a gated community.

Entrance Hallway

via wood door to front, fitted carpet, door to Bathroom, access to;

Lounge / Bedroom

4.7m x 3.9m

Large Upvc double glazed doors to Juliet balcony with city views to rear, fitted car-

pet, storage cupboard, wall mounted heater, down lighting, power points, tv, arial socket, telephone point.

Kitchen

3m x 1.4m

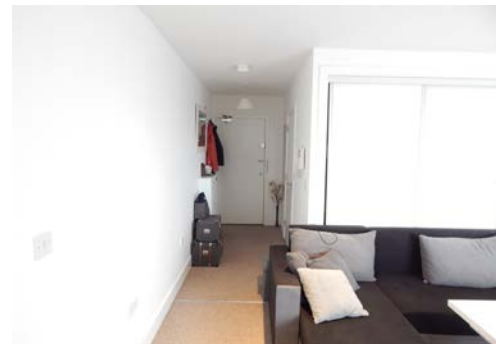
Fitted with a good range of high and low level modern units, Integral fridge freezer & washing machine. Built in oven hob & extractor fan, stainless steel sink unit, splash back tiles to work surfaces, ceramic floor tiles, ample power points, down lighting.

Bathroom

Step up shower cubicle and matching low level WC & wash hand basin inset within storage cupboard, Half tiles (Fully around shower), vanity mirror with electric shaver point, feature towel rail, down lighting.

Leasehold 90 years remaining (TBC with Vendor)

Ground Rent £75 p.a
Service Charge £1680 p.a
EPC Rating D



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.