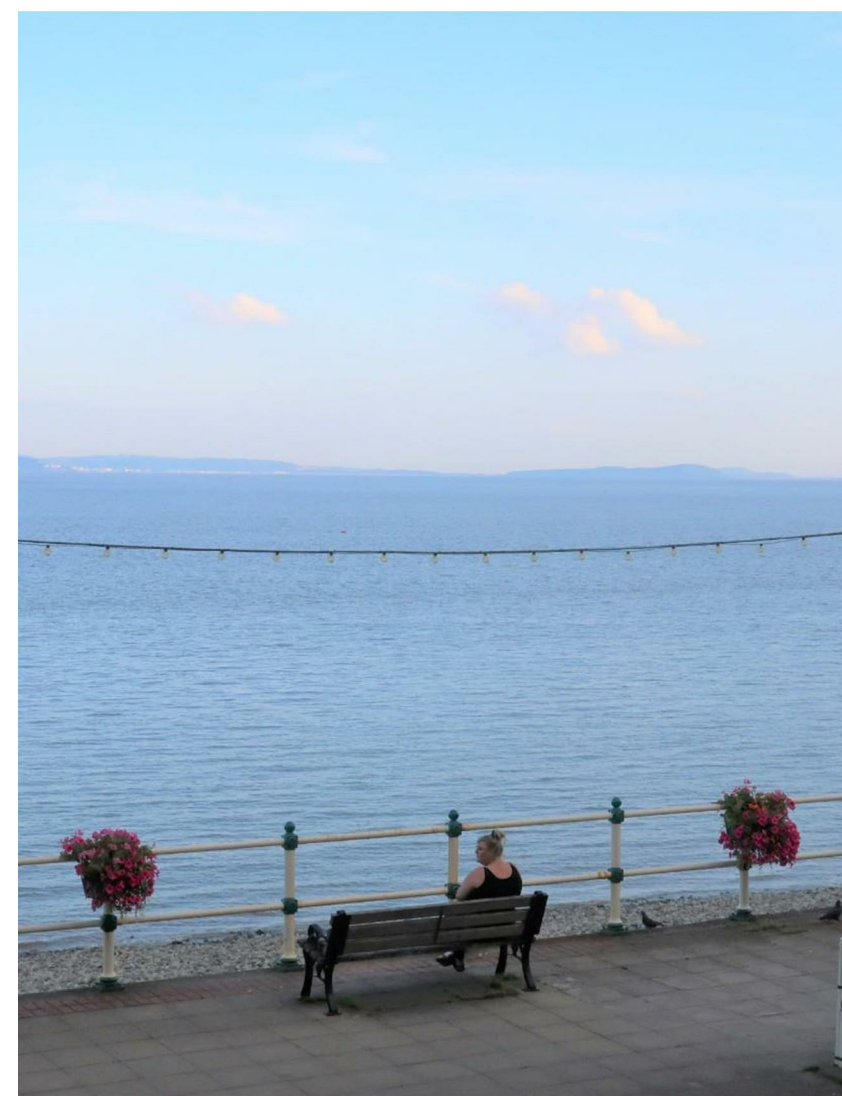


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



THE ESPLANADE



COMMUNAL ENTRANCE

intercom entry to welcoming modern entrance, access to all apartments via lift and stairs plus access to the parking.

HALL

own entry through stylish composite door, spacious double cloaks cupboard with combination boiler.

LOUNGE DINING ROOM

5.77m x 3.61m (18'11" x 11'10") large living room enjoying uninterrupted views of the bristol channel & award winning pier, sliding patio doors lead onto a balcony with led plinth lighting, 2 windows to front.

KITCHEN

2.82m x 2.59m (9'3" x 8'6") Fitted with a modern range of stylish wall and base units with laminate worktop and inset stainless steel one & half bowl sink and drainer with mixer tap and tiled splash backs, built in fan assisted over/steam oven and built in multi-functional microwave oven - controlled manually or by wi-fi, 5 ring gas hob & cooker hood, plumbed for washing machine & dishwasher with space for tumble drier, window to rear, tiled floor, features include soft close doors & drawers with a corner carousel unit.

BEDROOM 1

3.43m x 2.82m (11'3" x 9'3") Master double bedroom, sliding patio doors lead onto second balcony overlooking the sea, built in mirrored wardrobes.

BEDROOM 2

2.82m x 2.64m (9'3" x 8'8") Double bedroom, 2 windows to front overlooking the sea & beyond.

BEDROOM 3

2.84m x 2.46m (9'4" x 8'1") Double bedroom, window to rear.

BATHROOM

Stylishly appointed with a modern white suite comprising a tile panel bath, shower cubicle, pedestal wash hand basin and close coupled wc, tiled walls & floor, heated chrome towel rail, window to rear.

CLOAKROOM

Wall mounted wash hand basin and close coupled wc, window to rear.

PARKING

Remote control electric gates allows access for secure allocated under croft parking.

INFORMATION

We have been informed that The lease is around 130 years and ground rent it £1 a year. The service charge is just over £200 a month.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(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		

“ This beautifully presented waterfront apartment enjoys 2 balconies that overlook the sea & Pier and benefits from a secure undercroft parking space. Spectacular views with the sound of the waves on the beach - an amazing sound and aspect. All the modern home comforts combined with stylish and versatile living space. ”




Comments by - Mr Paul Davies





THE ESPLANADE

, CF64 3AT - £365,000

 3 bedrooms  1 bathroom(s)  782.00 sq ft

Spectacular sea views of the Bristol Channel from this beautifully presented apartment. Located on the 1st floor of this waterfront iconic building. Spacious and versatile accommodation on one level. Lift to all floors. Benefitting from secure undercroft parking via electric gate and an extended lease. Complimented with intercom entry phone, double glazing and gas central heating. Briefly comprising a communal entrance, hall, cloakroom, spacious lounge/dining room with balcony plus fitted modern kitchen - built in oven, steamer/micro wave oven - wi-fi controlled 5 ring gas hob & cooker hood, 3 double bedrooms - master with balcony and built in wardrobes plus a stylishly appointed bathroom - bath & shower cubicle complete the accommodation. Viewing highly recommended

PROPERTY SPECIALIST

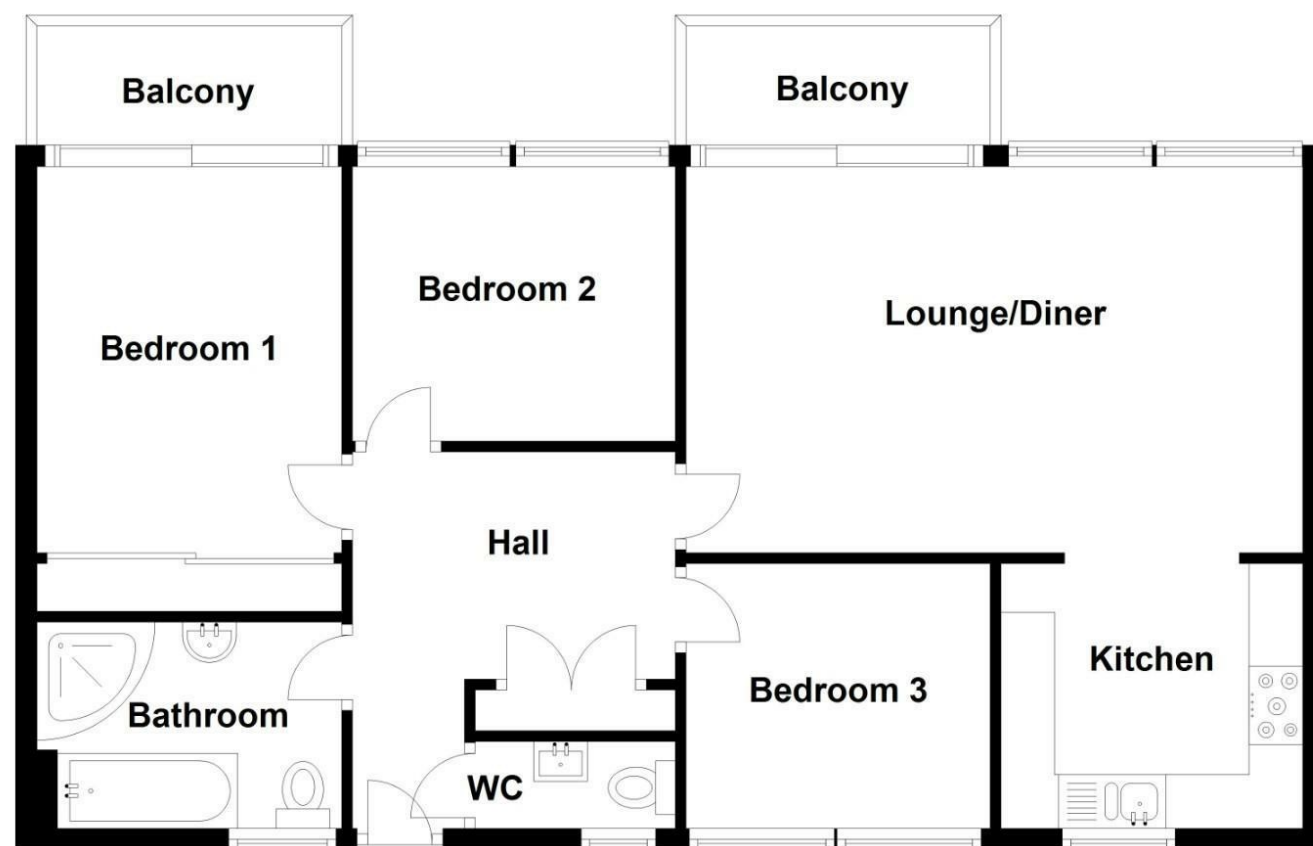
Mr Paul Davies
paul.davies@jeffreycross.co.uk

Negotiator



First Floor

Approx. 72.7 sq. metres (782.2 sq. feet)



Total area: approx. 72.7 sq. metres (782.2 sq. feet)

