

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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S O U D R E Y   W A Y



# SOUDREY WAY

, CF10 5FW - £105,000

Located on the 2nd floor within this modern development in Cardiff Bay. Spacious modern apartment. Includes video security intercom. Situated in the heart of Cardiff Bay, just a short walk from the popular attractions of Mermaid Quay, this property offers great space, making it the perfect fit for no chain buyers, or as a buy to let. Briefly comprising communal entrance, private hall, generous lounge, fitted kitchen - integrated fridge/freezer plus washing machine and built in double oven, hob & hood, 1 double bedroom plus bathroom - shower. Complimented with double glazing and electric heating.

 1 bedroom(s)  1 bathroom(s)  485.00 sq ft

## COMMUNAL ENTRANCE

Video entry to all apartments.

## ENTRANCE HALL

Video entry phone, cloaks cupboard and linen cupboard.

## LOUNGE

4.32m x 3.20m (14'2" x 10'6")

Spacious living room, window to rear, TV point, telephone point.

## KITCHEN

3.20m x 2.24m (10'6" x 7'4")

Fitted with an extensive range of wall and base units with round edge worktop and inset one and half bowl stainless steel sink & drainer with mixer tap and tiled splash backs, integrated fridge, freezer, washer/drier plus built in double oven, hob & hood, fitted breakfast bar, window to rear.

## BEDROOM

3.76m x 3.23m (12'4" x 10'7")

Double bedroom, window to front, TV point, telephone point.

## BATHROOM

Fitted with a modern white suite comprising a panel bath with shower over and glass screen, pedestal wash hand basin and close coupled wc, extractor fan, heated chrome towel rail, twin shaver socket.

## INFORMATION

We believe there to be a 125 year lease from 2003 and would advise you get your legal representative to check the lease details.


## GROUND RENT

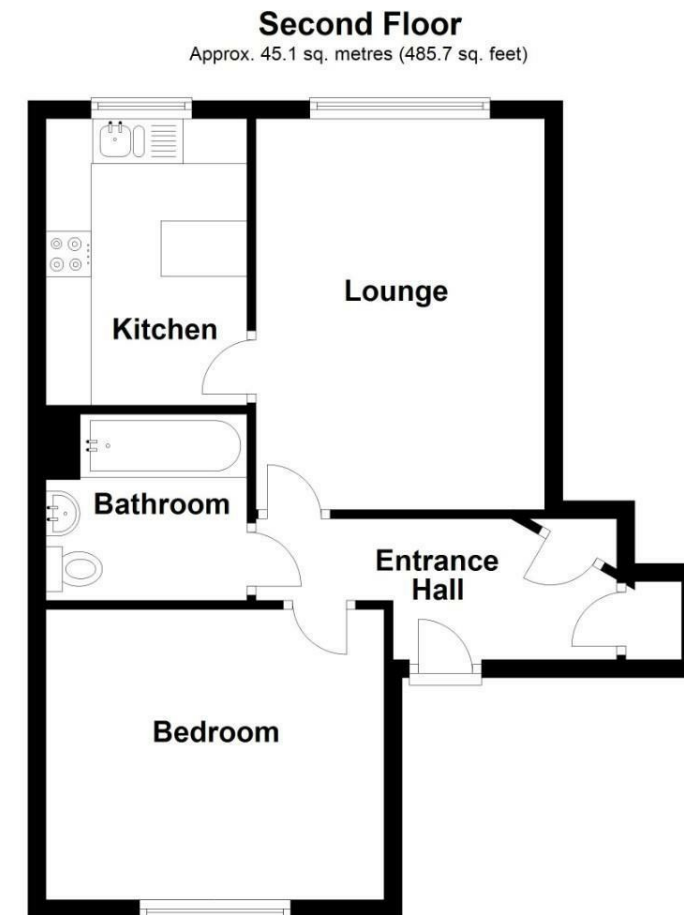
£150.00 per annum

## SERVICE CHARGE

and at present the service charges for the current financial year are estimated at £2,807.66 up until 30th June 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Total area: approx. 45.1 sq. metres (485.7 sq. feet)