



# GRANGEMOOR COURT

CARDIFF BAY





## GRANGEMOOR COURT

CARDIFF BAY, CF11 0AF - £275,000



2 bedroom(s)



1 bathroom(s)



834.00 sq ft

Jeffrey Ross are pleased to present for sale this stunning ground floor Waterside apartment - beautifully presented. Boasting a spacious and reconfigured contemporary interior. Benefitting from an uninterrupted view of The River Ely via its South Westerly facing terraced balcony. Extra's include under floor heating, bespoke drinks cabinet, media wall, video entry plus a 999 year lease from 1999. Briefly comprising own entrance into a spacious hall with utility closet & under floor heating, impressively large living room - under floor heating, fully integrated kitchen - granite worktop, 2 double bedrooms - built in wardrobes to the master plus a stylishly appointed bathroom - shower. Further complimented with upvc double glazing, 2 allocated parking spaces with numerous visitor spaces plus an on-site caretaker. Externally a generous and South Westerly terraced balcony overlooks the River Ely. Viewing highly recommended.

### PROPERTY SPECIALIST

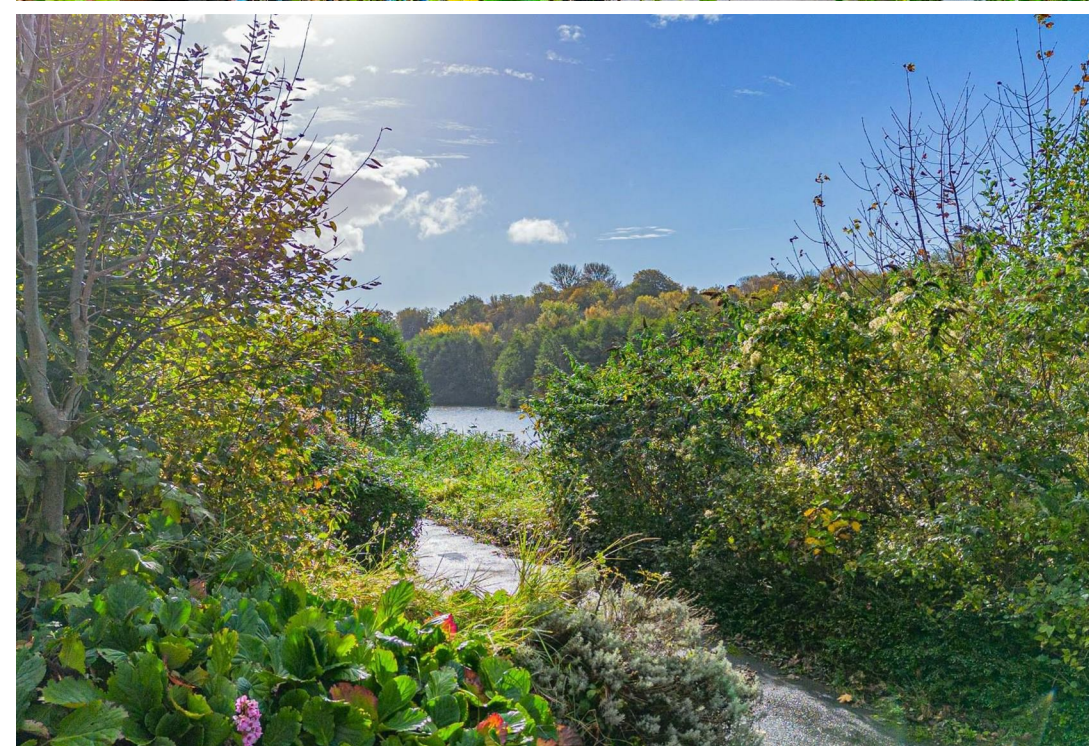
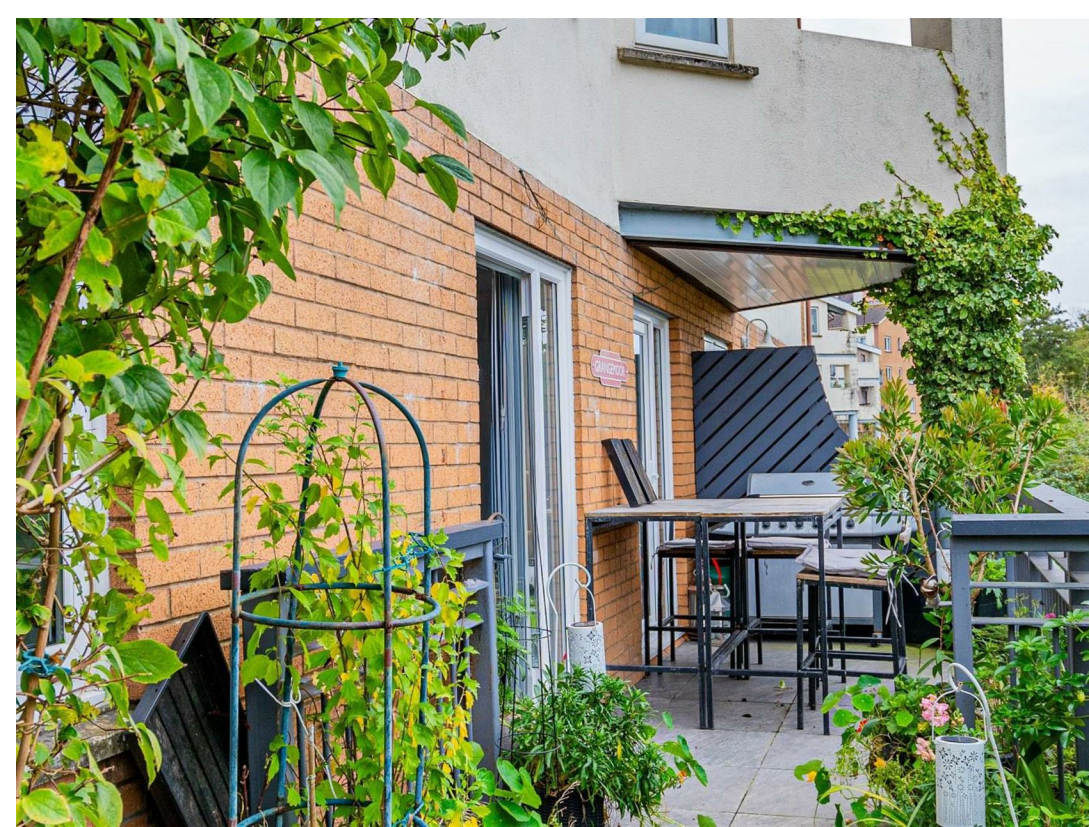
**Mr Paul Davies**


paul.davies@jeffreyross.co.uk

Negotiator







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>	57	62
(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 	

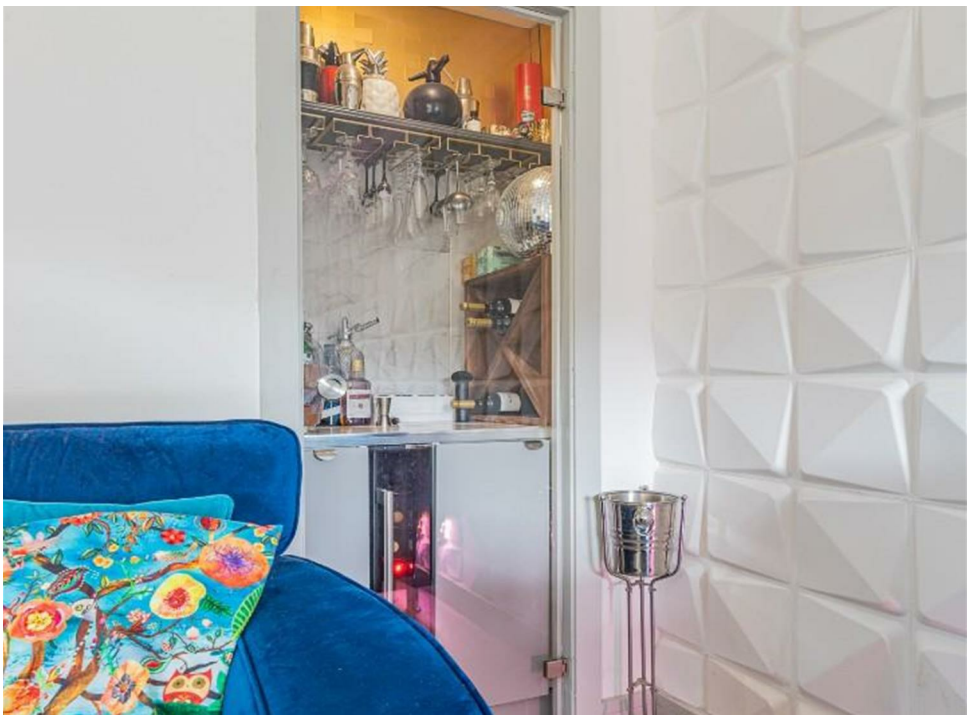


















#### **PORCH**

Open porch, tiled floor, rear window, generous secure store cupboard.

#### **ENTRANCE HALL**

Spacious and welcoming entrance hall, tiled flooring - under floor heating, access to all rooms, utility closet with hot water cylinder plus plumbing for washing machine and space for tumble drier.

#### **LOUNGE DINING**

**7.98m max x 4.32m max (26'2" max x 14'2" max)**

Impressively large L shaped living room, porcelain tiled flooring - under floor heating, side media wall housing an inset contemporary electric fire and TV point, 2 doors with side glazed panels lead out onto the terrace overlooking the River Ely, additional rear and side windows, video intercom entry phone, to one corner a stylish drinks cabinet housing a wine chiller.

#### **KITCHEN**

**3.18m x 2.29m (10'5" x 7'6")**

Extensively fitted with a range of wall and base units with solid granite worktop and inset one and half bowl sink & drainer with mixer tap and porcelain tiled splash back, porcelain tiled flooring, integrated appliances include fridge, freezer, dishwasher plus built in oven, hob & cooker hood with built in microwave oven, LED plinth lighting, window to side.

#### **BEDROOM 1**

**3.07m x 2.74m to robes (10'1" x 9' to robes)**

Master double bedroom, window to front, full range of floor to ceiling fitted wardrobes to one wall, laminate flooring.

#### **BEDROOM 2**

**3.07m x 2.92m (10'1" x 9'7")**

Double bedroom, window to front, laminate flooring.

#### **BATHROOM**

Stylishly appointed modern suite comprising a panel double ended bath with independent shower over with glass screen, wall mounted wash hand basin and close coupled wc - concealed cistern, tiling to all walls and tiled floor, heated towel rail, extractor fan.

#### **OUTSIDE**

Grangemoor Court is set in communal well tended grounds, 2 allocated parking spaces with numerous visitor spaces, No 59 boasts a generous balcony - porcelain tiling with a direct view overlooking the River Ely and South Westerly facing, to the side an outside tap and established shrubs providing a private area for relaxing.

#### **INFORMATION**

We believe the property is leasehold with a 999 year lease from

22-10-1999 therefore with 974 years remaining, ground rent of £90.00 per annum and payable half yearly current service charge from 31st Oct - 31st March £604.72.

Council Band E £2,228.59 (2024/2025)



“ The owner of this stunning apartment has cleverly re-designed the interior to now provide a spacious and versatile home. Positioned on the waters edge to take in the superb view of the River Ely from its perfectly positioned South Westerly facing terraced balcony. This beautiful apartment with its many contemporary features needs to be seen. ”

Comments by Mr Paul Davies

# Ground Floor

Approx. 77.5 sq. metres (834.0 sq. feet)



Total area: approx. 77.5 sq. metres (834.0 sq. feet)

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