

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



WATKISS WAY





#### COMMUNAL ENTRANCE

Enter via intercom entry, access to all apartments via lift & staircase.

#### HALL

Leading to all rooms, intercom entry phone, built in cloaks cupboard plus walk in 8' airing/store cupboard with light and housing the hot water cylinder.

#### LOUNGE

**4.04m x 3.15m (13'3" x 10'4")**

Bright & airy room with full picture window and door allowing access onto the balcony, TV point, telephone point.

#### KITCHEN

**3.15m x 2.29m (10'4" x 7'6")**

Fitted modern wall and base units with laminate worktop and inset one and half bowl stainless steel sink & drainer with mixer tap, integrated washer/drier plus built in oven, hob & cooker hood, space for fridge/freezer and space for dishwasher, tiled floor, extractor fan & under lighting.

#### BEDROOM

**4.42m max x 2.84m (14'6" max x 9'4")**

Spacious, TV point, telephone point. double bedroom, window to front, built in floor to ceiling wardrobes with sliding doors.

#### BATHROOM

Stylishly appointed modern white suite comprising a panel bath with shower over and glass screen, wall mounted wash hand basin and close coupled wc - concealed cistern, tiled surround, heated chrome towel rail, twin shaver point, tiled floor, extractor fan.

#### GROUND

Set in communal well tended grounds, electric gate on entry with an allocated parking space plus visitor spaces.

#### INFORMATION

We believe the property is leasehold with a 125 year lease from 25-06-2007 therefore with 104 years remaining. The ground rent is £150.00 per annum. The current service charge is £1,511.00 for 6 months.

Council Banding - Band D £1,922.19 (2025-2026)







## WATKISS WAY

, CF11 0SF - £135,000



1 Bedroom(s)



1 Bathroom(s)



516.00 sq ft

For sale with no ongoing chain and immediate occupation.

Modern top floor (8th) apartment with a generous balcony boasting an uninterrupted panoramic view over Cardiff & Penarth Marina. Found in excellent order.

Complex benefits from 24 hour concierge plus remote control gated entry provides a secure allocated parking space in addition to visitor parking spaces.

Perfectly situated for all the amenities in the bay plus a short walk over the 'Pont Y Werin' bridge and you're on the Marina in Penarth with Tesco & Cogan train station to hand.

Briefly comprising a communal entrance, hall with an impressive walk in 8' deep store cupboard, lounge with generous balcony, modern fitted kitchen - washer/drier, fridge/freezer plus built in oven, hob & hood, large double bedroom - floor to ceiling wardrobes plus stylishly appointed bathroom - shower.

Complimented with upvc double glazing, electric heating plus intercom entry. Viewing highly recommended.



### PROPERTY SPECIALIST

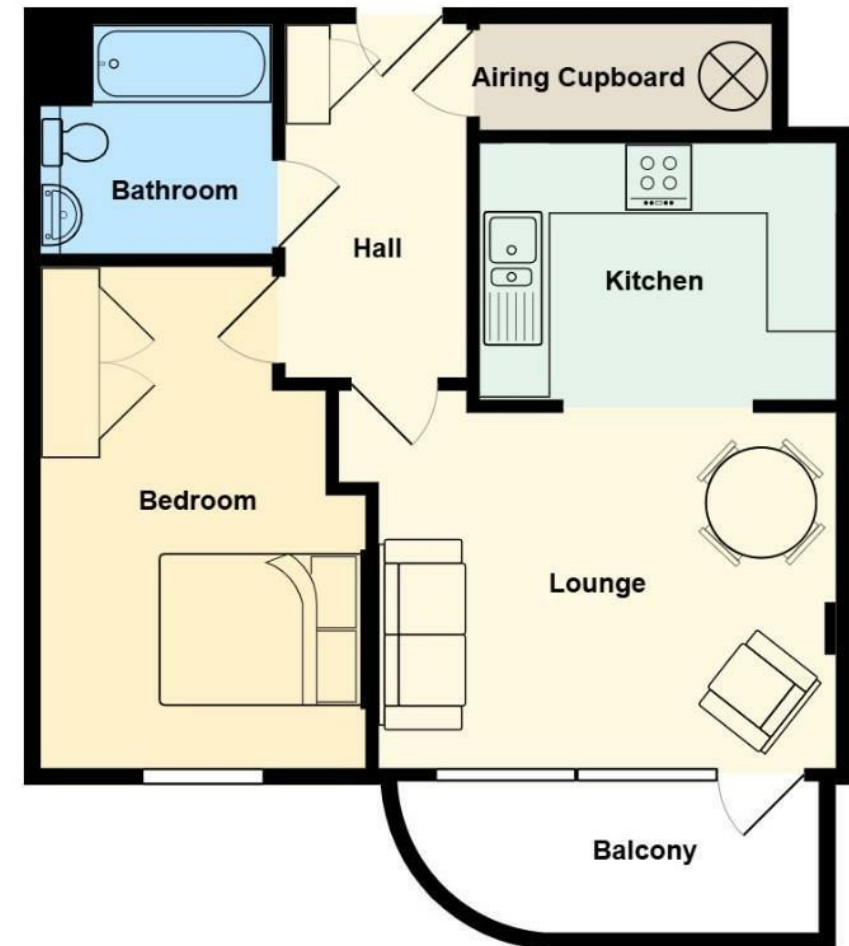
Mr Paul Davies

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Property Management Co-ordinator







Watkiss Way, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC