



**RE/MAX**  
Estate Agents



**45 Harrison Way, Cardiff, CF11 7PE**  
**Asking price £139,000**

No Onward Chain

Welcome to Harrison Way, Cardiff, CF11 7PE, a stylish and modern two-bedroom apartment that offers a perfect blend of comfort and convenience. Upon entering the property, you are greeted by an inviting entrance porch that leads into the bright and spacious open-plan living room and dining area. This contemporary space is enhanced by patio doors opening to a Juliet balcony, allowing natural light to flood in and offering a lovely view.

To the right of the hallway, you'll find the well-appointed kitchen. With plenty of cupboards and worktop space, this kitchen is designed for functionality and style, which is perfect for those who love cooking or entertaining.

The bathroom on the left of the hallway is tastefully finished with grey tiles and includes a bath/shower combination, providing a relaxing and modern atmosphere.

The apartment features two generously sized bedrooms. The main bedroom boasts patio doors leading to a second Juliet balcony, creating a peaceful retreat. The second bedroom includes a built-in storage cupboard, offering additional space and practicality.

### [Additional Information](#)

Type of home: Apartment

Tenure: Leasehold

EPC: C

Council tax band: D

Borough: Cardiff

Please get in touch with us directly if you'd like a link or PDF sent to you.

NTSELAT Approved

Lease Information provided to us from the seller

Lease term: 999 years

Lease left: 964 years

Ground Rent: £55 Per Per Annum

Service charge: £1,608 Per Annum, Water included.

### [Local Area](#)

The area surrounding Harrison Way, Cardiff, offers a vibrant and welcoming community with plenty of local amenities. Just a short walk away, you'll find a variety of shops, cafes, and restaurants, perfect for everyday conveniences and leisurely outings. Nearby parks and green spaces provide opportunities for outdoor activities and relaxation. At the same time, the proximity to the waterfront adds to the area's appeal, offering scenic views and peaceful walking paths. The lively and quiet local atmosphere makes it an ideal spot for those who enjoy a balanced lifestyle.

### [Schools](#)

The area surrounding Harrison Way, Cardiff, is well-served by various educational facilities, offering families access to schools that cater to different age groups. With options available for primary and secondary education, the local schools are known for their strong academic reputations and commitment to fostering a supportive learning environment. Parents can feel confident knowing that the schools in the vicinity are equipped to meet the needs of students, providing a solid foundation for their educational journey.

### [Local Transport](#)

The area around Harrison Way, Cardiff, is highly convenient for those who rely on local transport. With excellent links nearby, residents can easily access critical areas of the city and beyond. The area benefits from frequent and reliable bus services, making navigating Cardiff's bustling city centre and other popular destinations simple. Additionally, the proximity to major roads provides accessible driving routes, ensuring seamless connectivity for commuters and those travelling further afield. This makes the location ideal for anyone seeking a well-connected and accessible place to live.

### [Material Information Property Report](#)

You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

# Floor Plan



**Floor Plan**  
Floor area 68.3 m<sup>2</sup> (735 sq.ft.)

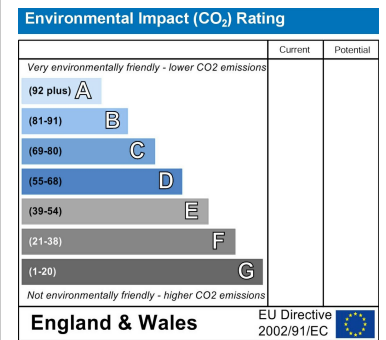
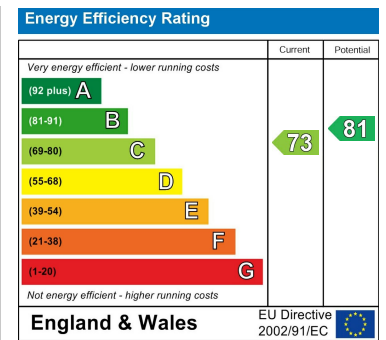
TOTAL: 68.3 m<sup>2</sup> (735 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph



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