





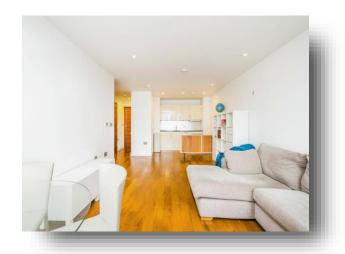
Hayes Apartments, The Hayes, Cardiff CF10 1AQ

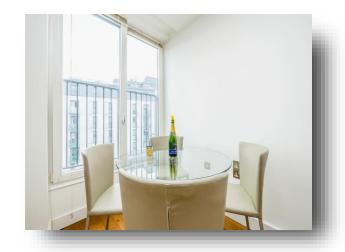


welcome to

Hayes Apartments The Hayes, Cardiff

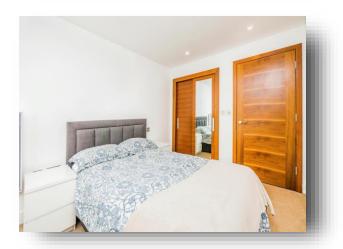
This attractive One Bedroom apartment in the heart of Cardiff City benefits from beautiful views of The Hayes Gardens and has access to all the amenities that the City Centre has to offer on its doorstep, such as shopping centres, eateries & excellent transport links!













Entrance Hall

10' 6" max x 3' 2" max (3.20m max x 0.97m max) Intercom system and access to all rooms.

Lounge/Diner

18' 1" max x 11' 9" max (5.51m max x 3.58m max) Internet, TV & phone point, underfloor heating, two large double glazed windows with Juliette Balcony with views of The Hayes Gardens.

Kitchen

6' 8" max x 8' 6" max (2.03m max x 2.59m max) Built in oven & electric hob, sink, wall & base units, spotlights, extractor hood and integrated dishwasher.

Bedroom One

8' 6" max x 12' 4" max (2.59m max x 3.76m max) Electric radiator, carpet flooring, double glazed windows with views of The Hayes Gardens, spotlights, Internet, TV & electric points.

Bathroom

5' 3" max x 7' 3" max (1.60m max x 2.21m max) Tiled flooring and ceiling, sink, WC, heated towel rail, bath and shower head.





welcome to

Hayes Apartments The Hayes, Cardiff

- Well Presented One Bedroom Apartment
- City Centre Location
- **Underfloor Heating**
- Views of The Hayes Gardens
- Juliette Balcony

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 1850.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Mar 2011 Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£190,000









postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP107255



Property Ref: CRP107255 - 0011 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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