





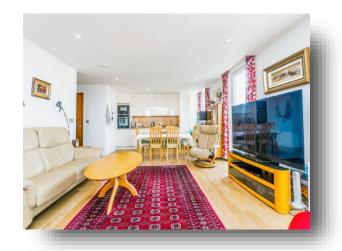




## welcome to

# **Hayes Apartments The Hayes, CARDIFF**

Experience luxury living in this stunning two double bedroom apartment on the sixth floor of the Hayes Apartments, Cardiff City Centre. Secure access via a communal video entrance and lift ensures convenience and privacy. The open-plan lounge and newly fitted kitchen offer breathtaking views.













#### **Entrance Hall**

L shaped hall way with double door to an utility cupboard with plumbing for washing machine and air conditioning unit.

### **Main Living Room & Kitchen**

24' Max x 14'8" Max (7.32m Max x 4.47m Max)
Tilt and turn window to side and rear, wood effect floor with underfloor heating, TV point, telephone point, inset light, the kitchen is fitted with wall and base units including integral fridge, freezer, oven, microwave and induction hob; sink and drainer and pull out ladder unit, splash back..

#### **Bedroom One**

13' 8" Max x 8' 4" Max ( 4.17m Max x 2.54m Max ) Doubled glazed tilt and turn window to side, built-in wardrobe, electric radiator.

#### **Bedroom Two**

13' 9"  $Max \times 9$ ' 1"  $Max (4.19m Max \times 2.77m Max)$  Double glazed window to side, TV point and telephone point, inset light, electric radiator

### **Bathroom**

7' 3" Max x 5' 3" Max ( 2.21m Max x 1.60m Max ) A three piece suite bathroom comprising a paneled bath with shower above, wash hand basin with a vanity cabinet, wc, heated towel rail, extractor fan, mirrored wall and shelving, inset light.

### **Outside & Communal Entrance**

Entered via video intercom system, access to lift leading to upper gardens and car parking in St David Centre





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# **Hayes Apartments The Hayes, CARDIFF**

- Spacious and very well upgraded two bedroom apartment
- Excellent size open plan living room and newly fitted kitchen with diner
- Two double bedrooms
- Family bathroom with air purifier in the apartment
- Attractive views over Cardiff and surroundings

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 2895.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Mar 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.









Please note the marker reflects the postcode not the actual property

## view this property online allenandharris.co.uk/Property/CRP107735



Property Ref: CRP107735 - 0015 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 guidance 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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