

# hrt

herbert r thomas

87 Aprillia House  
Ffordd Garthorne  
Cardiff, CF10 4DL

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## 87 Aprillia House

Asking price **£199,950**

A beautifully presented, light and airy, two bedroom, second floor apartment situated in highly sought-after and convenient location midway between the City Centre and Cardiff Bay.

Two bedroom second floor apartment

Convenient location, midway between city centre and Cardiff Bay

Well presented accommodation throughout

Lounge/dining room semi-open plan to kitchen

Bedroom one with ensuite shower room

Ideal for owner occupancy or buy-to-let investment

Access to 2 parking spaces

Viewings highly recommended

10 minute walk to Cardiff City Centre and 5 minute walk to Cardiff Bay



Conveniently located midway between Cardiff Bay and the city centre, lies this beautifully presented two bedroom, second floor apartment. It is ideal for owner occupancy, a buy-to-let investment or for purchasers looking for a city pad.

Secure communal entrance hallways give access via stairs to the second floor landing. The apartments private entrance hallway has a window to rear, plus a built-in airing/storage cupboard. The dual aspect lounge/dining room

has windows to front and side, enjoying views towards the city centre. The room is semi-open plan to the kitchen. The kitchen offers a range of base and wall mounted, grey coloured units with black granite effect worksurfaces with splashback tiling above. Integrated oven plus hob with hood over. Space and plumbing for washing machine and fridge/freezer.

Bedroom one is also dual aspect with windows to side and rear. The room benefits from an en-suite shower room housing a white three-piece suite,

including a fully tiled shower cubicle with electric power shower fitted. Bedroom two, also a double bedroom and has a window to rear. The family bathroom has a white three-piece suite which includes a panel bath with a mixer tap/shower attachment over, low-level WC and pedestal wash and basin.

Outside, the apartment is sold with one allocated parking space. Further visitors parking spaces are available.

# AWAITING FLOORPLANS





## Directions

From our office at Atlantic Wharf, walk along Tyndall Street & Herbert Street towards the city centre. Turn left before the railway bridge onto Lloyd George Avenue. Proceed for approximately 3/4 of a mile towards Cardiff Bay where Aprillia house will be found on the left-hand side.

## Tenure

Leasehold

## Services

Mains water, drainage and electricity.  
 Management fee of £890.00 paid twice yearly (2023/2024). £50 ground rent annual charge. 999 year lease from 01.11.2000.  
 Council Tax Band E  
 EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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**hrt**  
 herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,  
 01446 772911  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**hrt** Est. 1926



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.