

## Trade Street

Butetown, Cardiff CF10 5EH

- Industrial Style Development
- Stylish 8th Floor Apartment
- Full-Width South Facing Terrace
- Stunning Open Plan Lounge
- EPC - C
- Two Light & Airy Bedrooms
- Trendy Bathroom & En-suite
- Allocated Parking Space

Guide price £325,000

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)



Offering breathtaking views across the south city skyline and beyond is this stunningly beautiful 8th floor apartment, forming part of the iconic industrial-style 'Brickworks' development, the massively sought-after residential complex situated on the cusp of the city centre.

Representing something of a rarity to the market, this trendy abode is accessed via the fashionable entrance lobby with exposed brick walls and lifts rising to the upper floors.

The apartment itself offers accommodation comprising the welcoming entrance hall with ample storage space, contemporary style fitted bathroom suite, two light and airy bedrooms (en-suite shower room to bedroom one) and the 'jewel in the crown' is the living room with open-plan fitted kitchen, bathed in natural light and offering access the full-width south-facing terrace, somewhere to sit and enjoy the views of ever-changing skyline.

This wonderful home also benefits from fibre-optic broadband, residents roof-garden, allocated parking space in the gated residents car park and sold with no onward chain.

For more information please contact Hern & Crabtree, Pontcanna.

## Communal Entrance

Entered via secured gate into video security system, lift access to the flat on the eighth floor.

## Hall

Entered via front door, video entry system, eco electric radiator, luxury vinyl flooring, ventilation system, spotlights, double wardrobe, plumbing for washing machine, hot water tank, \*\*\*\*\*central air filtration system throughout the flat \*\*\*\*\*

## Kitchen/Lounge/Diner 20'10 max x 15'2 max (6.35m max x 4.62m max)

Double glazed windows to either side with fitted plantation shutters, two sets of french doors both lead onto balcony, eco-electric heaters, TV point, luxury vinyl flooring, spotlights. Kitchen has eco-electric heater, fitted with a range of wall and base units with work tops over, stainless steel sink and drainer, four ring induction hob with cooker hood above, metro subway tile splash back, integrated oven, integrated fridge/freezer, integrated dishwasher, continuation of luxury vinyl flooring.

## Bedroom One 10'4 x 10' max (3.15m x 3.05m max)

Double glazed window to the rear, eco-electric heater, luxury vinyl flooring, door to:

## En Suite 6'6 x 5'5 (1.98m x 1.65m)

Fitted with double shower with plumbed shower and raindrop shower head, wash hand basin and w.c., heated towel rail, subway metro tiles, part tiled walls, vinyl flooring, spotlights, shaver point.



## Bedroom Two 9'11 x 9'8 (3.02m x 2.95m)

Double glazed window to the front, eco-radiator, luxury vinyl flooring.

## Bathroom 6'3 x 7'9 (1.91m x 2.36m)

Fitted with a white suite comprising bath with plumbed shower and screen, wash hand basin and w.c, heated towel rail, shaver point, part tiled walls, luxury vinyl flooring.

## Balcony

Full-width terrace with far reaching views of the south city skyline

and across the channel.

### **Tenure**

The 125 year lease commenced 1st January 2019. The annual ground rent is £315.00 and the annual management charge is £1537.00. We recommend that you verify this information with your legal representative.



