

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss






BARQUENTINE PLACE
CARDIFF BAY

BARQUENTINE PLACE

CARDIFF BAY, CF10 4NG - £179,950

**** GROUND FLOOR ** NO ONWARD CHAIN ****
New to the market is this spacious 2 bedroom ground floor apartment. Offering two double bedrooms, separate kitchen, bathroom and spacious lounge diner. The property has an allocated parking space, and offered to market with NO ONWARD CHAIN. This would make a great first time buy or buy to let, with £1000 - £1200 per month in possible rent. Located on Schooner Way, you are minutes walk to Cardiff centre, as well as Mermaid Quay.

 2 bedroom(s)  1 bathroom(s)  656.00 sq ft


ENTRANCE HALL
KITCHEN DINER
3.84m x 3.66m (12'7" x 12'0")
LOUNGE
4.27m x 4.85m (14'0" x 15'11")
BEDROOM ONE
3.99m x 3.15m (13'1" x 10'4")
BEDROOM TWO
3.00m x 2.95m (9'10" x 9'8")
BATHROOM
PARKING
1 Allocated parking space
TENURE
Leasehold with 989 years remaining, but this is to be confirmed by your solicitor
COUNCIL TAX
Band D
SERVICE CHARGE
We have been informed that the Service charge is £985.60 per annum, but this is to be confirmed by your solicitor
GROUND RENT
To be confirmed
Good afternoon Pam,

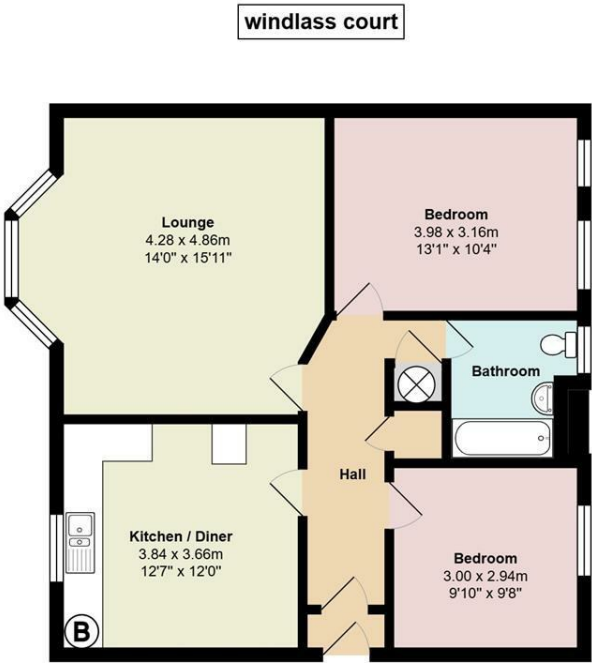
There is no Ground Rent payable at Windlass Court.

Kind regards

Property Co-Ordinator
Tel - 02920 707590
www.absoluteprms.co.uk
?Absolute Property Management Solutions Ltd
?Avon House
19 Stanwell Road
Penarth
CF64 2EZ
SCHOOL CATCHMENT
St Mary the Virgin C.W. Primary School (year 2024-25)
Fitzalan High School (year 2024-25)
Ysgol Gynradd Gymraeg Hamadryad (year 2024-25)
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)



| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |



Total Area: 74.0 m² ... 796 ft²
All measurements are approximate and for display purposes only