



**Atlas House, Falcon Drive, Cardiff Bay, CF10 4RA**

**Asking Price £120,000**



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### Fantastic Investment Opportunity

Located in the heart of Cardiff Bay, this one-bedroom first-floor apartment in Atlas House is an excellent investment opportunity, currently tenanted at £850 per month. With a gross rental yield of approximately 8.5%, this property is ideal for investors looking for a strong return.

### Modern Apartment with Open-Plan Living

The apartment is designed with a modern open-plan layout, creating a light and airy feel throughout. The living area features a corner window, allowing plenty of natural light, making it an inviting space to relax or entertain. The kitchen area is fitted with an electric oven, hob, fridge/freezer, sink, and a kickboard heater, providing both practicality and comfort.

### Well-Appointed Double Bedroom

The spacious double bedroom benefits from a built-in double fitted wardrobe, offering excellent storage solutions while keeping the room uncluttered. Its neutral décor provides a blank canvas for any prospective buyer or tenant.

### Fitted Bathroom & Additional Storage

The bathroom is fitted with a shower over bath, ideal for both quick showers and relaxing baths. A large built-in storage cupboard houses the hot water cylinder, ensuring efficiency while offering extra space to keep belongings neatly stored away.

### Secure & Convenient Parking

One of the standout features of this property is its gated, allocated parking space—a sought-after benefit in Cardiff Bay. The secure entry system adds peace of mind for residents.

### Lift Access & Secure Building

The apartment is situated on the first floor within a well-maintained building that benefits from a lift servicing all floors. This makes it convenient for all occupants, whether they are residents or tenants.

### Prime Location – Cardiff Bay Living

Situated in Cardiff Bay, this property offers easy access to the area's fantastic amenities, including shops, restaurants, and

leisure facilities. The vibrant Mermaid Quay is just a short distance away, offering a selection of bars, cafes, and entertainment options. The location also benefits from excellent transport links, making it convenient for professionals working in the city centre or beyond.

### Ideal for Investors or First-Time Buyers

With its strong rental yield, modern design, and excellent location, this apartment is perfect for investors looking for a high-demand rental property. Additionally, it presents an affordable entry point for first-time buyers looking to step onto the property ladder in a sought-after area.

### Don't Miss Out!

Properties in this location, especially with such a strong rental yield and secure parking, don't stay on the market for long. Contact Harry Harper Sales & Lettings today to arrange a viewing and secure this fantastic investment opportunity!

### Tenure

We have been advised by the Vendor that the property is LEASEHOLD with Approx 105 years remaining on the lease. Ground Rent is £138.00 Per Year. Annual Service Charge is £3,000, inclusive of Water Rates & Buildings Insurance.

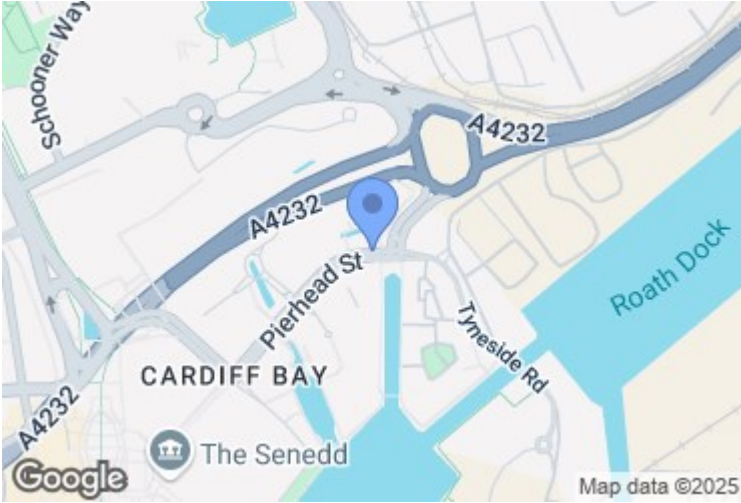
### Council Tax

Band D.

### Please Note

All buyers are required to complete a digital Anti-Money Laundering (AML) check via MoveButler as part of the legal compliance process. This is a mandatory requirement, and a £20 fee per person is payable directly to MoveButler. The purchase cannot proceed without successful completion of this check.





### First Floor

Approx. 57.7 sq. metres (620.6 sq. feet)



Total area: approx. 57.7 sq. metres (620.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 82                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 67      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                    | Potential |
|-----------------------------------------------------------------|--|----------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                            |           |
| (92 plus) A                                                     |  |                            |           |
| (81-91) B                                                       |  |                            |           |
| (69-80) C                                                       |  |                            |           |
| (55-68) D                                                       |  |                            |           |
| (39-54) E                                                       |  |                            |           |
| (21-38) F                                                       |  |                            |           |
| (1-20) G                                                        |  |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                            |           |
| England & Wales                                                 |  | EU Directive<br>2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.