



Asking price £150,000 , The Waterquarter, Galleon Way, Cardiff CF10 4JD



- CASH BUYERS ONLY
- SECOND FLOOR APARTMENT
- WELL PRESENTED
- ALLOCATED PARKING



**, The Waterquarter, Galleon Way,
Cardiff, CF10 4JD**

*** CASH BUYERS ONLY *** PERFECT INVESTMENT OPPORTUNITY

Key Executive Sales are pleased to present this stunningly presented one bedroom apartment in the popular location of The Waterquarter in Cardiff Bay.

The property is conveniently situated within walking distance to the likes of Mermaid Quay and the City Centre.

This lovely one bedroom 2nd floor apartment comprises a spacious open plan living room with modern fitted kitchen and integrated appliances including a dishwasher, a good size double bedroom and a stylish three piece bathroom suite with shower over bath. Benefits include an allocated parking space.

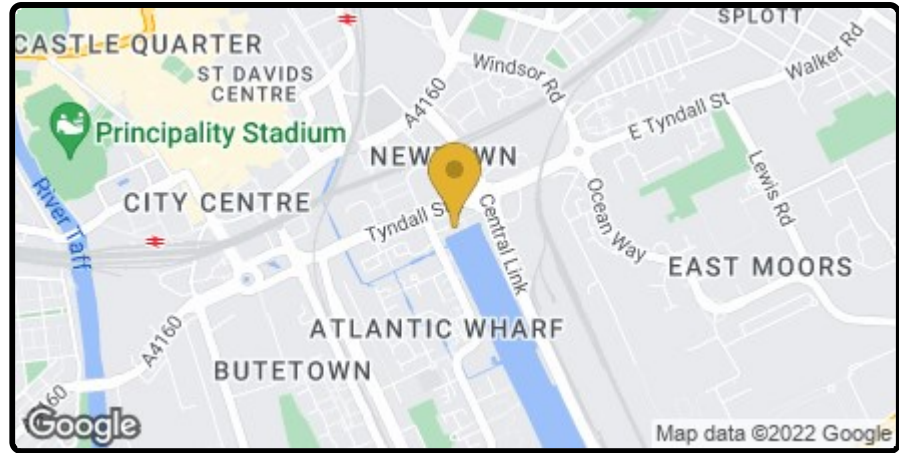
It is currently let for a rental price of £700 per calendar month for 2021/22.

Lease is 125 years from 2006
Ground rent is £150 per year
Service charge is £1368.64 per year#
Council Tax Band - D

For more information or to book a viewing, please contact us on the following: 02920 489 000

Key Executive Sales

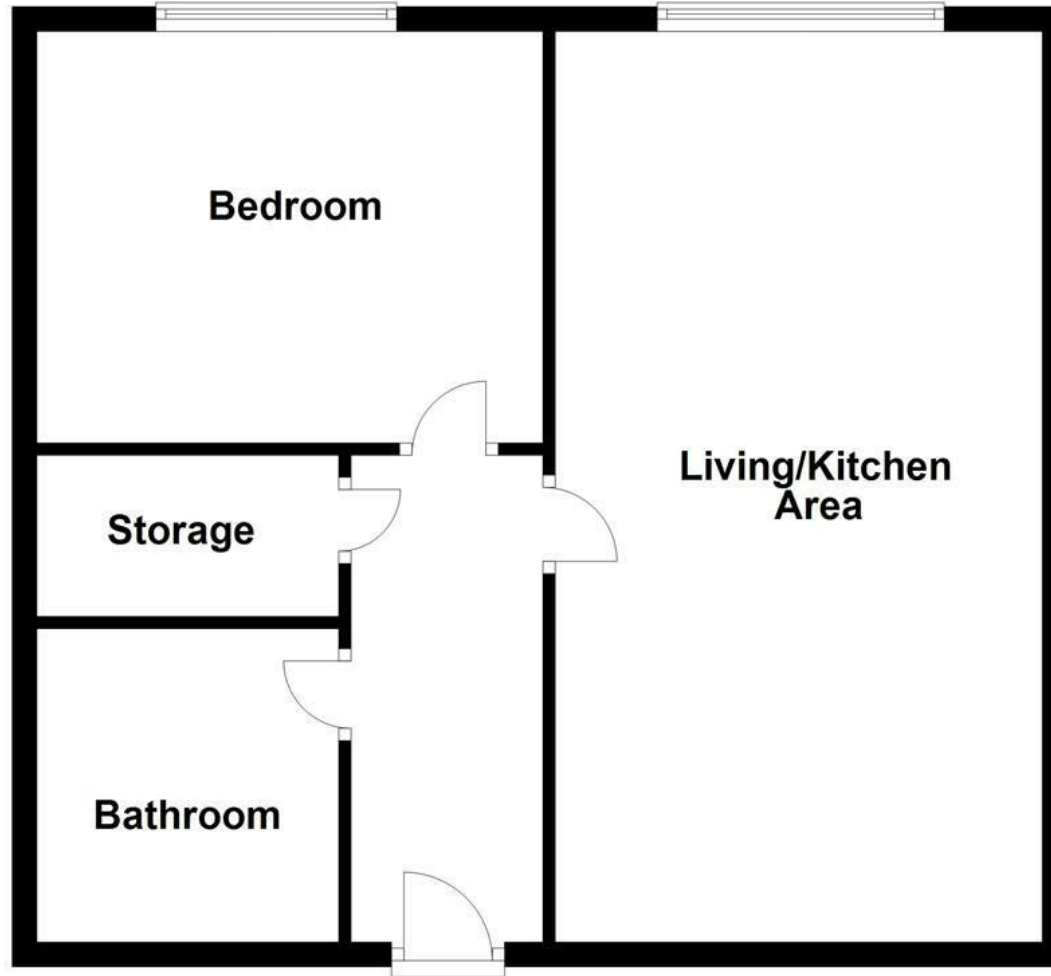
02920 489 000 | info@keyexecutivesales.co.uk | www.keylet.co.uk | 117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Second Floor



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