

KEY

EXECUTIVE

SALES



**Guide Price £180,000 , Cadogan House, West Bute Street, Cardiff Bay CF10
5EN**



- Two Double Bedrooms
- Great First Time Purchase or Investment Opportunity
- Desirable Location
- Walking Distance to Mermaid Quay

Specification

Karndean flooring to main living and walkthrough areas
 Dimplex Monterey wall heaters throughout
 Double glazed windows throughout
 Balcony space to selected apartments
 Low energy pendant lights throughout
 Oak veneer internal and front doors
 TV, phone and Sky+ sockets to living areas
 TV points to bedrooms
 Electric hot water cylinder with control panel

Kitchens

Gloss premium grey handleless, soft close doors and drawer fronts
 40mm laminate worktop and matching upstand
 Oven and ceramic hob with chimney style extractor
 Fitted wall shelves
 Inset stainless steel sink with chrome single lever tap
 Brushed chrome downlighters

Bathrooms

N&C Strata Tiled floor and half walls
 Duravit D Code sanitary ware
 Concealed cistern with chrome flush
 Vado mixer taps
 Fitted bath and screen with thermostatic mixer
 Wall mounted electric chrome towel rail
 Wall mounted mirror
 Ceiling mounted circular LED light

Hallway

Lounge/Diner

11'7" x 23'4" (3.54m x 7.10m)

Bedroom 1

14'3" x 11'9" (4.34m x 3.59m)

En-suite

Bedroom 2

14'2" x 10'11" (4.33m x 3.32m)

Bathroom

CPRs

The Consumer Protection from Unfair Trading Regulations 2008 & Consumer Protection (Amendment) Regulations 2014: Keylet Sales have not tested any equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. These particulars are intended to give a fair and overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. All descriptions, references to condition, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or seek their own professional advice. All measurements are approximate.



**, Cadogan House, West Bute Street,
Cardiff Bay, CF10 5EN**

Buy to let/investors only

Comes with tenants (professionals) currently paying £1050pcm (not including bills) for next 12 months. Let and managed Via Key Let Executive in Cardiff Bay

Presenting a fantastic opportunity to a acquire this fourth floor, two bedroom apartment located in the very heart of Cardiff Bay. With south facing corner views out over Cardiff Bay towards the Channel.

Positioned in the prime location of the Mount Stuart Conservation Area and just a stones throw away from Roald Dahl Plass and the Millennium Centre, Cadogan House is a must see for those looking for contemporary living in a convenient location.

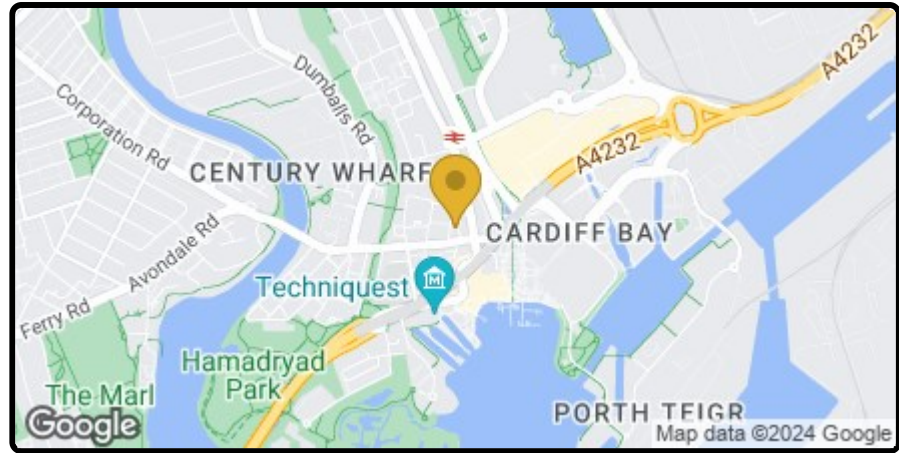
Accommodation briefly comprises entrance hallway, spacious lounge with views towards the Bay, contemporary open plan fitted kitchen, two double bedrooms (en-suite), a further bathroom, Karndean flooring to lounge and hallway, double glazing and Dimplex electric heating.

No Allocated or Permit Parking however can be sourced privately locally

Service Charge - £1715 per annum
Ground Rent - £250 per annum
Leasehold is 250 years from January 2019
Council Tax Band E.

Key Executive Sales

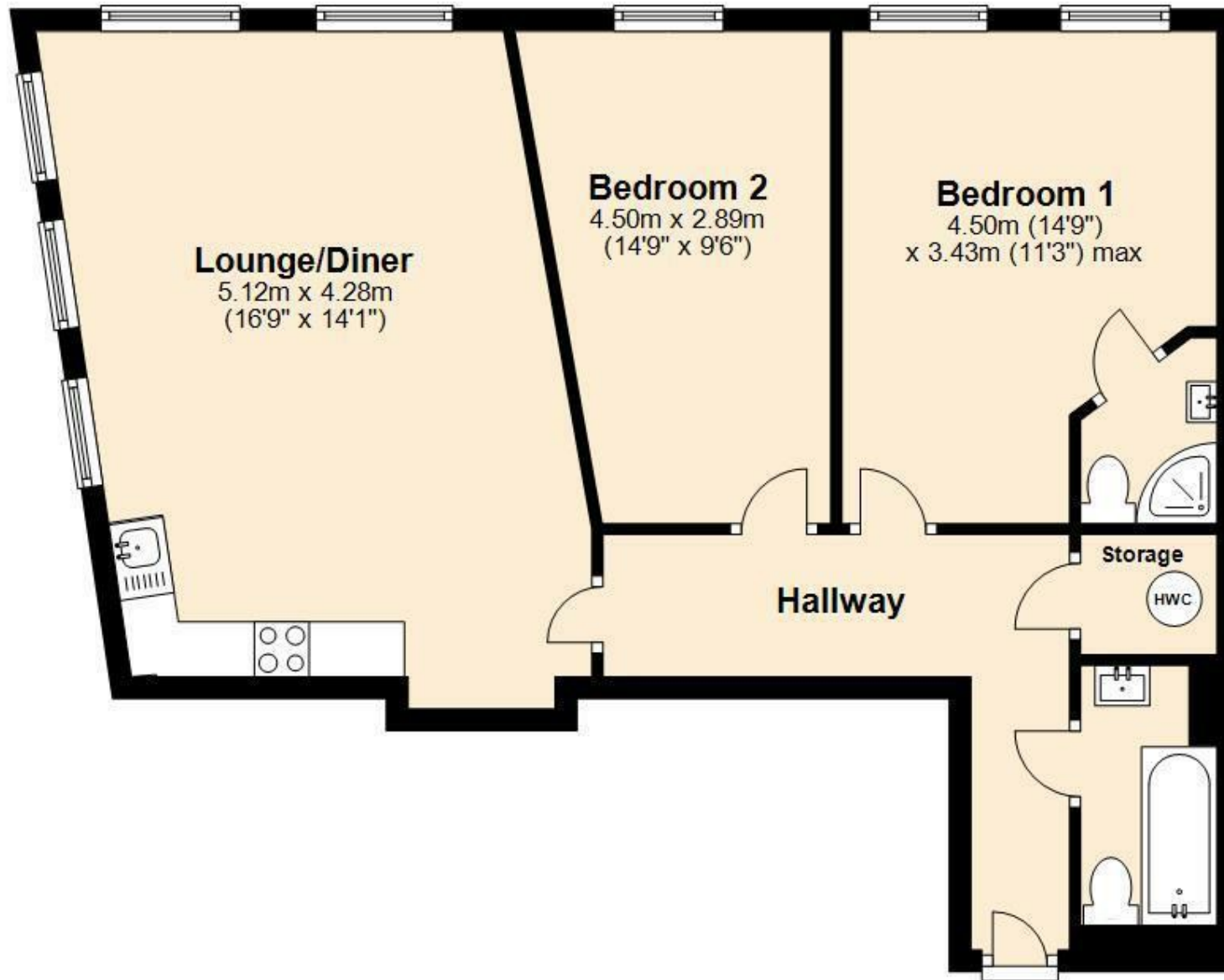
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		82	82
(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	

Floor Plan



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Plan produced using PlanUp.