

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

ATLANTIC WHARF  
CITY CENTRE







#### COMMUNAL ENTRANCE

Entered via keypad operated door, Carpet, Stairs and lift to further floors.

#### ENTRANCE HALL

#### LOUNGE

4.67m x 6.63m (15'3" x 21'9")

#### KITCHEN

5.08m x 3.30m (16'7" x 10'9")

#### BEDROOM ONE

4.22m max x 3.25m (13'10" max x 10'7")

#### ENSUITE

#### BEDROOM TWO

4.42m x 2.87m (14'6" x 9'4")

#### BATHROOM

#### BALCONY

#### TENURE

We are informed by our client that the apartment is Leasehold this is to be confirmed by your legal advisor.

#### SERVICE CHARGES

£2,400 approx per annum - this is to be confirmed by your legal advisor

#### GROUND RENT

Peppercorn

#### LEASE DETAILS

89 years remaining - 125 years in 1989.

#### COUNCIL TAX

Band - G

#### ADDITIONAL INFORMATION

Currently rented for £1,300 per calendar month

Allocated parking space

Visitors Parking

Walking distance to central Square and Central Quay

No onward chain










# ATLANTIC WHARF

CITY CENTRE, CF10 4AH - £259,950

 2 Bedroom(s)  2 Bathroom(s)  1195.00 sq ft

Nestled in the desirable Beaufort Court at Atlantic Wharf, this stunning penthouse apartment offers a unique blend of comfort and style. Spanning an impressive 1,195 square feet, this property boasts two spacious bedrooms and two well-appointed bathrooms, making it an ideal choice for professionals or small families seeking a modern living space.

Constructed in 1989, the apartment retains a timeless charm while providing contemporary amenities. The highlight of this residence is undoubtedly the two private balconies, which offer breathtaking views of the surrounding area, perfect for enjoying a morning coffee or unwinding after a long day.

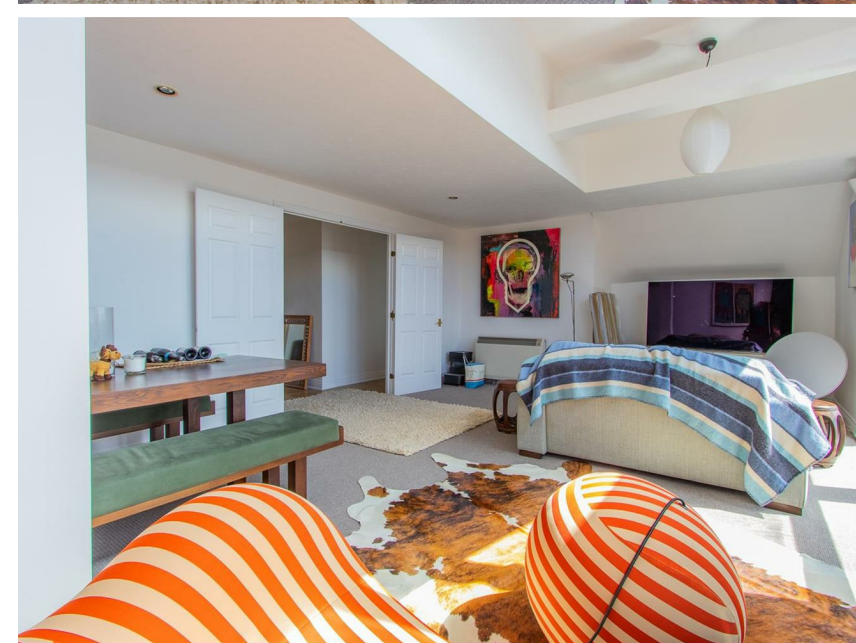
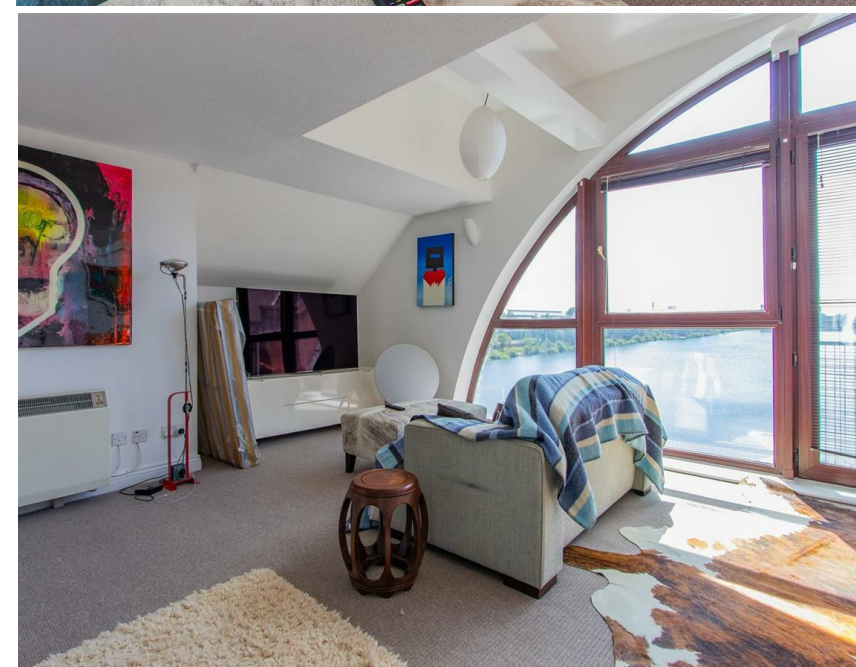
The penthouse features a generous reception room that serves as a welcoming space for both relaxation and entertaining. The layout is thoughtfully designed to maximise natural light, creating an inviting atmosphere throughout. Additionally, the property includes allocated parking for one vehicle, along with visitor parking, ensuring convenience for both residents and guests.

Location is key, and this apartment does not disappoint. It is within walking distance to Cardiff city centre, Central Square, and Central Quay, providing easy access to a plethora of shops, restaurants, and cultural attractions. Whether you are looking to explore the bustling city life or enjoy the serene waterfront, this property offers the best of both worlds.

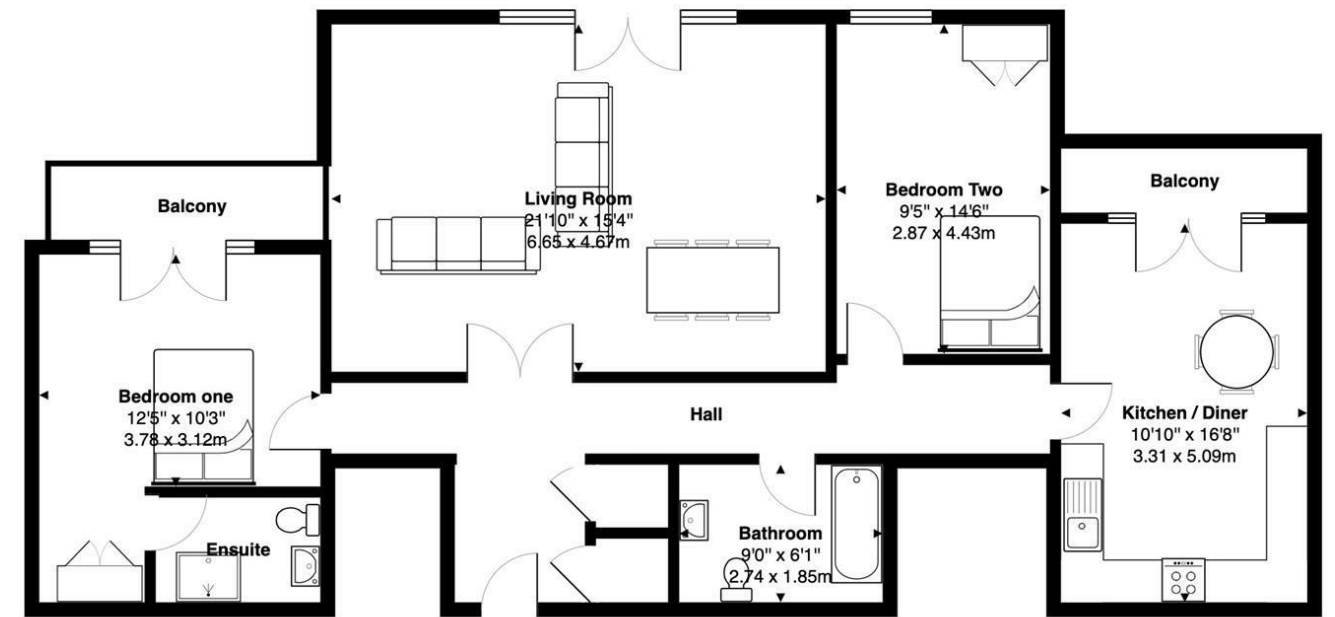
In summary, this penthouse apartment in Beaufort Court is a rare find, combining spacious living, stunning views, and a prime location. It presents an excellent opportunity for those seeking a stylish home in the heart of Cardiff.

## PROPERTY SPECIALIST

Mr Elliott Hooper-Nash  
Elliott@jeffreygross.co.uk  
02920 499680  
Director







Beaufort House, City Centre, Cardiff

Total Area: 1195 ft² ... 111.0 m² (excluding balcony)

All measurements are approximate and for display purposes only



Beaufort Court, Atlantic Wharf, City Centre



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	