



Claymore Place, CARDIFF, CF11 7JJ

Welcome to

Claymore Place, CARDIFF

Situated in the ever-popular area of Windsor Quay in Cardiff Bay, this very nicely presented second floor apartment is being offered with NO CHAIN. Ideal for first time buyers, the property benefits from a spacious lounge/diner, contemporary kitchen with appliances, two bedrooms and off-road parking

Communal Hall

Entered via a part glazed door with stairs to all floors. Further part glazed door on the 2nd floor landing giving access to just two apartments.

Entrance Hall

Electric fuse box, laminate flooring, doors to all rooms.

Lounge / Diner

15' 4" x 13' 1" max (4.67m x 3.99m max)

Double glazed double doors to front with glass juliette balcony, double glazed window to front, storage cupboard, laminate flooring, electric heater and space for table and chairs.

Kitchen

9' 8" x 7' 2" (2.95m x 2.18m)

One and a half bowl and drainer sink unit with mixer tap over, brick style tiled splash back, electric induction hob with glass splash back and stainless steel cooker hood, eye-level electric oven. microwave and pan drawer, vinyl flooring, spotlights and space for fridge-freezer.

Bedroom 1

11' 9" x 9' 8" (3.58m x 2.95m)

Double glazed window to rear with deep cill, laminate flooring, electric heater and spotlights.

Bedroom 2

9' 1" x 7' 3" (2.77m x 2.21m)

Double glazed window rear, airing cupboard housing hot water tank and storage space, laminate flooring and spotlights.

Shower Room

Double width shower cubicle with glass screen and electric shower over, wash hand basin with mixer tap over set into a vanity unit, wc, tiled floor, part tiled walls spot lights and extractor fan.

Outside

Communal grounds and parking area, with dedicated parking space for the apartment located close to the block.

Fixtures & Fittings

Please note that the vendor is willing sell all the furniture in the apartment, subject to separate negotiation.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Welcome to

Claymore Place, CARDIFF

- Second floor apartment located in Windsor Quay offered with NO CHAIN
- Two bedrooms and a spacious lounge/diner with juliette balcony
- Contemporary kitchen replete with appliances
- Off road parking and benefits from a long 999 years lease.
- Double glazing and heating via up-graded electric panel heaters.

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1440.00

Ground Rent: 55.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000

directions to this property:

Entering the Windsor Quay development from the roundabout on Ferry Road, take the third left onto Claymore Place and the property can be found in the first block on the right hand side.



view this property online allenandharris.co.uk/Property/PNR106735



Property Ref:
PNR106735 - 0003

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