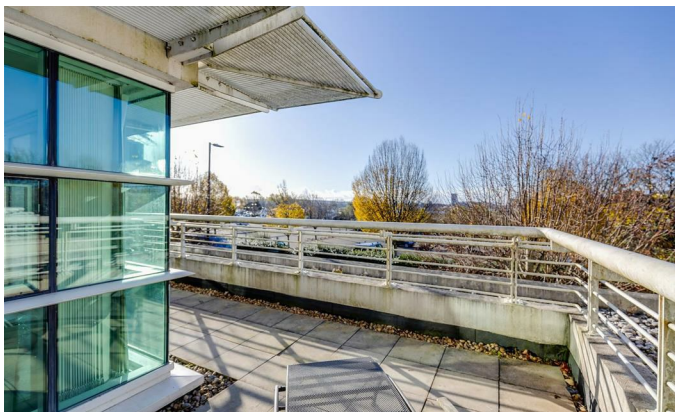




KEY
EXECUTIVE
SALES

Guide Price £189,950 , Havannah Street, Cardiff CF10 5SF



- Spacious two-bedroom apartment in the highly sought-after Sovereign Quay development
- Stunning waterside location in Cardiff Bay
- Bright and spacious open-plan living and dining area
- Modern fitted kitchen with integrated appliances
- No chain
- En-suite shower room to the principal bedroom
- Private balcony with water view

The second bedroom has a fitted wardrobe, rail, spotlights, two ceiling lights, and a double door with a lock. It also features a double window with a view of the water. Within walking distance of Mermaid Quay's bars, restaurants and shops.

It has four fitted double wardrobes offering generous hanging space and an additional fitted wardrobe. It has spotlights, a TV aerial socket, and power points.

This property offers a stylish and functional living space with excellent views and convenient amenities.

Years left on lease - approximately 978 years

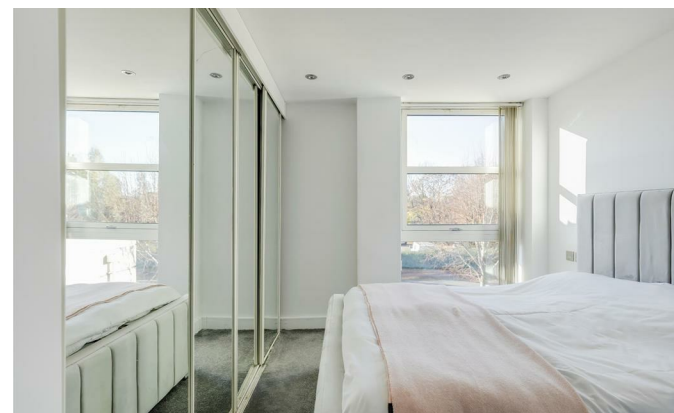
Service Charge -

£3076

Ground Rent - £150 per annum

Council Tax Band F

The family bathroom is equipped with a three-piece suite, including a low-level WC with a hidden cistern, a pedestal wash hand basin with storage underneath, and a paneled bath. The bathroom features, tiled walls, a heated towel



, Havannah Street, Cardiff, CF10 5SF

A lovely and bright two bedroom apartment in the heart of the bay with a large private terrace.

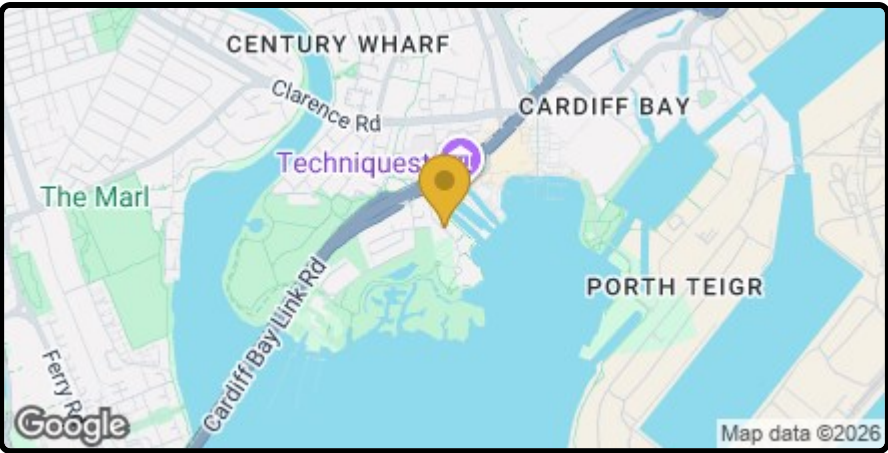
This property offers a well-appointed living space, featuring an entrance hall, a spacious lounge, a separate kitchen, a main double bedroom with an ensuite, and a second double bedroom. The accommodation boasts panoramic water views, visible through a full-height, full-width sliding door and windows overlooking a nature reserve and Cardiff Bay Yacht Club. Additional benefits include skirting heating, a video entry phone system, and allocated secure parking.

The entrance hallway is equipped with an intercom entry system and provides access to a storage cupboard housing the hot water tank. The hallway also leads to all other rooms, with wood-effect lino flooring, spotlights, and skirting board heating.

The light-filled lounge is a spacious living/dining area offering stunning views, with full-length double-glazed windows and a patio door leading to the terrace. It features wood-effect lino flooring, skirting board heating, spotlights, TV aerial and phone sockets, as well as power points.

The separate kitchen is fitted with a range of matching wall and base units with a worktop surface. It includes integrated appliances such as a four-ring electric hob, oven/microwave, stainless steel extractor hood, fridge/freezer, dishwasher, and washer/dryer. The kitchen also features, spotlights, power points, and a ceiling extractor fan.

The main bedroom is newly carpeted and benefits from double-glazed windows, ample space for wardrobes, and a TV aerial socket, along with power points and skirting board heating. It has an ensuite bathroom with a three-piece suite, including a low-level WC with a hidden cistern, a pedestal wash hand basin with storage underneath, and a walk-in shower cubicle with a power shower. The ensuite also includes, a wall-mounted heated towel rail, spotlights, a ceiling extractor fan, a vanity mirror, a shaving point, and a wall-mounted cabinet.



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	56	56
(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		
(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

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Ground Floor

Approx. 51.7 sq. metres (556.0 sq. feet)



Total area: approx. 51.7 sq. metres (556.0 sq. feet)