



Hayes Apartments The Hayes, Cardiff CF10 1BN

welcome to

Hayes Apartments The Hayes, Cardiff

This inviting two bedroom apartment is located in the heart of Cardiff City Centre, with access to all the local amenities that the city has to offer, such as bars, eateries, museums and ample transport links around & beyond Cardiff. The property also benefits from 24 hour concierge service.



Entrance Hall

9' 2" max x 3' 7" max (2.79m max x 1.09m max)

Storage cupboard, access to all rooms and Intercom system.

Lounge

11' 1" max x 18' 9" max (3.38m max x 5.71m max)

Underfloor heating, laminate flooring, access to Balcony via double glazed patio doors with views of Sophia Gardens, four double electric points, spot lights and Internet & TV point.

Kitchen

9' 5" max x 6' 8" max (2.87m max x 2.03m max)

Open plan, wall & base units, wooden door, sink & drainer, spot lights, granite worktops, integral fridge/freezer, oven, microwave, electric hob and washing machine, space for dining table and three double electric points.

Bedroom One

8' 9" max x 16' 3" max (2.67m max x 4.95m max)

Double glazed floor to ceiling window with access to Balcony, built in wardrobe & mirror, electric radiator, wooden door, spot lights, access to ensuite and carpet floor.

Ensuite

7' 1" max x 4' 6" max (2.16m max x 1.37m max)

WC, heated towel rail, wooden door, wash hand basin with vanity unit, tiled throughout and walk in shower with rainfall shower head.

Bedroom Two

8' 4" max x 14' 1" max (2.54m max x 4.29m max)

Double glazed single panel door to Balcony, wooden door, built in wardrobe & mirror, carpet floor, electric radiator, spot lights, and TV, Electric & Internet points.

Bathroom

7' 6" max x 5' 5" max (2.29m max x 1.65m max)

WC, wooden door, heated towel rail, wash hand basin with vanity unit, tiled throughout, bath and rainfall shower head.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Hayes Apartments The Hayes, Cardiff

- Two Double Bedroom Fourth Floor Apartment
- City Centre Location
- Private Balcony
- 24 Hour Concierge Service
- Excellent Transport Links

Tenure: Leasehold EPC Rating: B

Council Tax Band: F Service Charge: 2400.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Mar 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107620 - 0030

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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