



[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL



*Soudrey Way*



*This bright and modern apartment is set off road near to the heart of Mermaid Quay and Cardiff Bay. From the apartment - a short walk leads to a couple of local shops. There are good transport links plus a short drive takes you into the City Center.*

Comments by Mr Paul Davies



**Property Specialist**

**Mr Paul Davies**

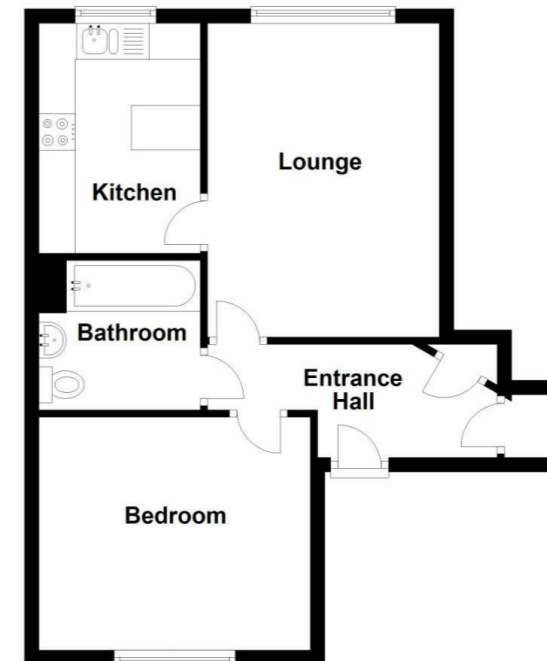
Property Management Co-ordinator

paul.davies@jeffreycross.co.uk



**Second Floor**

Approx. 45.1 sq. metres (485.7 sq. feet)



Total area: approx. 45.1 sq. metres (485.7 sq. feet)

Comments by the Homeowner





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	86
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Soudrey Way

, Cardiff, CF10 5FW

Offers In Excess Of

**£100,000**



1 Bedroom(s)



1 Bathroom(s)



485.00 sq ft

## Communal Entrance

Video entry to all apartments.

## Ground Rent

£170.00 per annum

## Entrance Hall

Video entry phone, cloaks cupboard and linen cupboard.

## Service charge

At present the service charges for the current financial year are estimated at £2,433.68.

## Lounge 14'2" x 10'6" (4.32m x 3.20m)

Spacious living room, window to rear, TV point, telephone point.

## Kitchen 10'6" x 7'4" (3.20m x 2.24m)

Fitted with an extensive range of wall and base units with round edge worktop and inset one and half bowl stainless steel sink & drainer with mixer tap and tiled splash backs, integrated fridge, freezer, washer/drier plus built in double oven, hob & hood, fitted breakfast bar, window to rear.

## Bedroom 12'4" x 10'7" (3.76m x 3.23m)

Double bedroom, window to front, TV point, telephone point.

## Bathroom

Fitted with a modern white suite comprising a panel bath with shower over and glass screen, pedestal wash hand basin and close coupled wc, extractor fan, heated chrome towel rail, twin shaver socket.

## Information

We believe there to be a 125 year lease from 1st December 2002 therefore with 102 years remaining, and would advise you get your legal representative to check the lease details.  
Council Banding - Band D £1,922.19 (2025-2026)



Contact our  
**Penarth Branch**

02920415161

Located on the 2nd floor within this modern development in Cardiff Bay. Spacious modern apartment. Includes video security intercom. Situated in the heart of Cardiff Bay, just a short walk from the popular attractions of Mermaid Quay, this property offers great space, making it the perfect fit for no chain buyers, or as a buy to let. Briefly comprising communal entrance, private hall, generous lounge, fitted kitchen - integrated fridge/freezer plus washing machine and built in double oven, hob & hood, 1 double bedroom plus bathroom - shower. Complimented with double glazing and electric heating. Viewing highly recommended.





CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)