

## 205 Adventurers Quay, Cardiff

£165,000 Leasehold

NO CHAIN • BALCONY WITH WATER VIEWS • ONE DOUBLE BEDROOM • LIVING/DINING ROOM • SEPARATE KITCHEN •  
ELECTRIC HEATING • ALLOCATED GATED PARKING • CONCIERGE • COUNCIL TAX BAND E • EPC B86





Spacious one bedroom second floor apartment in Adventurers Quay, a well established development just a few minutes walk from Mermaid Quay with its restaurants and bars. Located close to motorway links and the City Centre, yet still a very peaceful spot with water views from the balcony and bedroom.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





### Shared Hallway

Shared hallway with door to small hall with doors for apartments 205 and 206.

### Hallway

Hallway with two walk-in cupboards (one for storage, the other housing the water tank), doors to living area, bedroom and bathroom.

### Living/Dining Room

17' 2" x 14' 1" (5.22m x 4.29m)

Spacious room with window and French doors to balcony with water views. Electric heated wall panel, ample room for dining table and chairs, door to kitchen.

### Kitchen

11' 10" x 8' 0" (3.61m x 2.45m)

Fully fitted with base and wall units. All white goods including fridge/freezer, oven/hob and washing machine. Tiled walls and floor. Stainless steel sink and drainer.

### Bedroom 1

11' 10" x 9' 7" (3.60m x 2.92m)

Electric heated wall panel, window with water views.





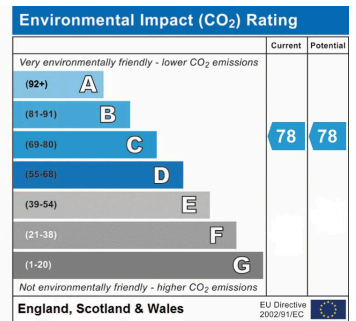
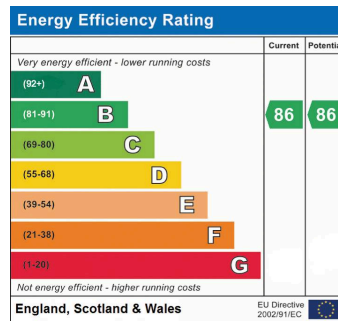
**Bathroom**

8' 0" x 5' 5" (2.44m x 1.66m)

Bath with shower over, pedestal wash basin, low level WC, tiled walls and vinyl floor.

**Tenure**

There are 970 years remaining on the lease. Approx service charge for next year is £2,500. Ground rent of £50 per annum is payable.





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