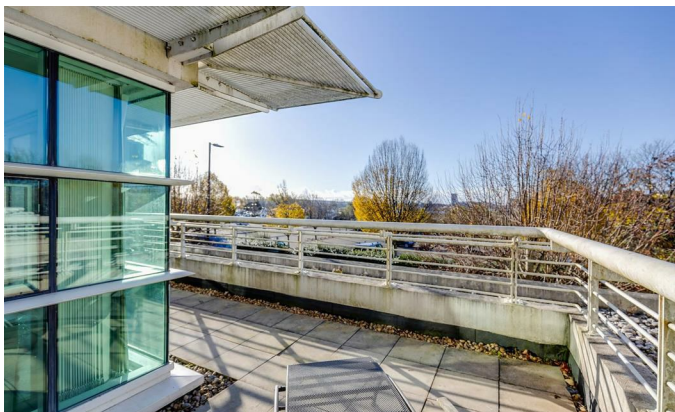




Guide Price £199,950 , Havannah Street, Cardiff CF10 5SF



- 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 extractors, and a TV aerial. It also has a double wardrobe offering generous hanging space and an additional fitted wardrobe. It has spotlights, a TV aerial socket, and power points. Within walking distance of Mermaid Quay's bars, restaurants and shops.

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

Years left on lease - approximately 978 years

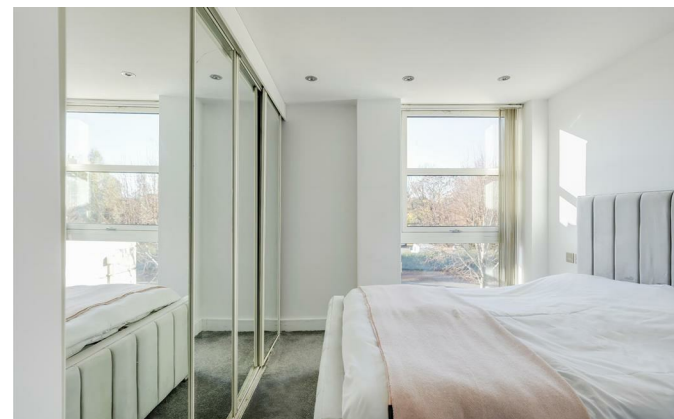
Service Charge -

£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.

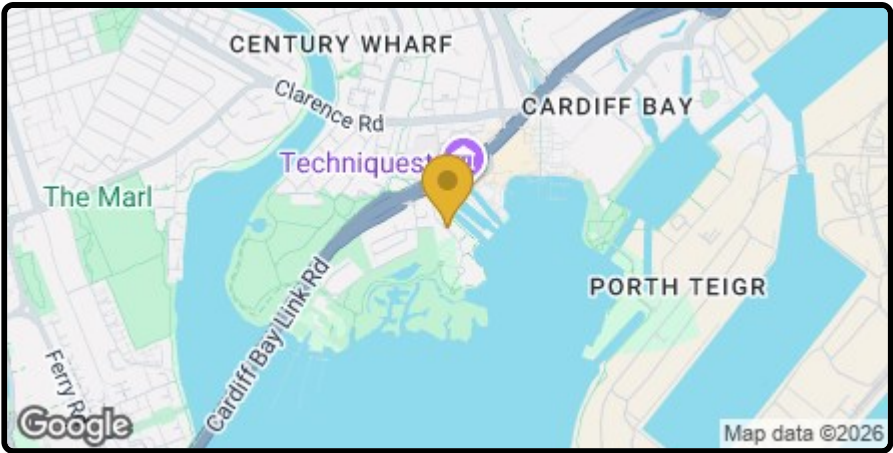
This property offers a well-appointed living space, featuring an entrance hall, a spacious lounge, a separate kitchen, a main double bedroom with an ensuite, and a second double bedroom. The accommodation boasts panoramic water views, visible through a full-height, full-width sliding door and windows 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

Key Executive Sales

02920 489 000 | info@keyexecutivesales.co.uk | www.keylet.co.uk | 117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE
Cardiff Property Lettings T/A Key Executive Sales | Reg. No. 05294705 | VAT Reg. 851012863

Ground Floor

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



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