
16, Jellicoe Court
Cardiff, CF10 4AJ
Watts
&Morgan

16 Jellicoe Court

Atlantic Wharf, Cardiff CF10 4AJ

£190,000 Leasehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A recently renovated, well presented two bedroom, top floor apartment enjoying elevated water views. Conveniently located to Cardiff City Centre, Mermaid Quay and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room with private balcony and spectacular water views, kitchen, two double bedrooms and a family bathroom. The apartment further benefits from an allocated parking space with additional visitor parking available. Being sold with no onward chain. EPC Rating; 'C'.

Directions

Cardiff City Centre – 0.8 miles

M4 Motorway – 10.2 miles

Your local office: Penarth

T: 02920 712266 (1)

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Summary of Accommodation

ACCOMMODATION

A secure communal entrance is accessed via a key with a lift and stairs to all floors. Apartment 16 is located on the fourth (top) floor.

Entered via a solid wooden door into a welcoming hallway enjoying tile effect vinyl flooring, a wall-mounted door intercom system, recessed ceiling spotlights and two recessed storage cupboards; one of which housing the 'Gledhill' hot water cylinder.

The living room benefits from carpeted flooring, recessed ceiling spotlights and a set of uPVC double-glazed French doors providing access to a private balcony enjoying spectacular elevated water views.

The kitchen has been fitted with a range of base units with laminate work surfaces. Appliances to remain include; an integral fridge, a 'Lamona' electric oven, a 4-ring 'Lamona' electric hob with an extractor fan over, a freestanding 'Indesit' washing machine and a freestanding 'Hotpoint' tall fridge/freezer. The kitchen further benefits from tile effect vinyl flooring, partially tiled splash-back, recessed ceiling spotlights and a roof light.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, a uPVC double-glazed window to the rear elevation and a roof light.

Bedroom two is another double bedroom enjoying carpeted flooring and a roof light.

The family bathroom has been fitted with a 3-piece white piece comprising; a panelled bath with a thermostatic shower over, a wash hand basin set within a vanity unit and a floating WC. The bathroom further benefits from tiled flooring, tiled walls, an extractor fan, a wall-mounted towel radiator and recessed ceiling spotlights.

GARDENS AND GROUNDS

16 Jellicoe Court benefits from one allocated parking space with additional visitor parking available.

SERVICES AND TENURE

Mains electric and water connected.

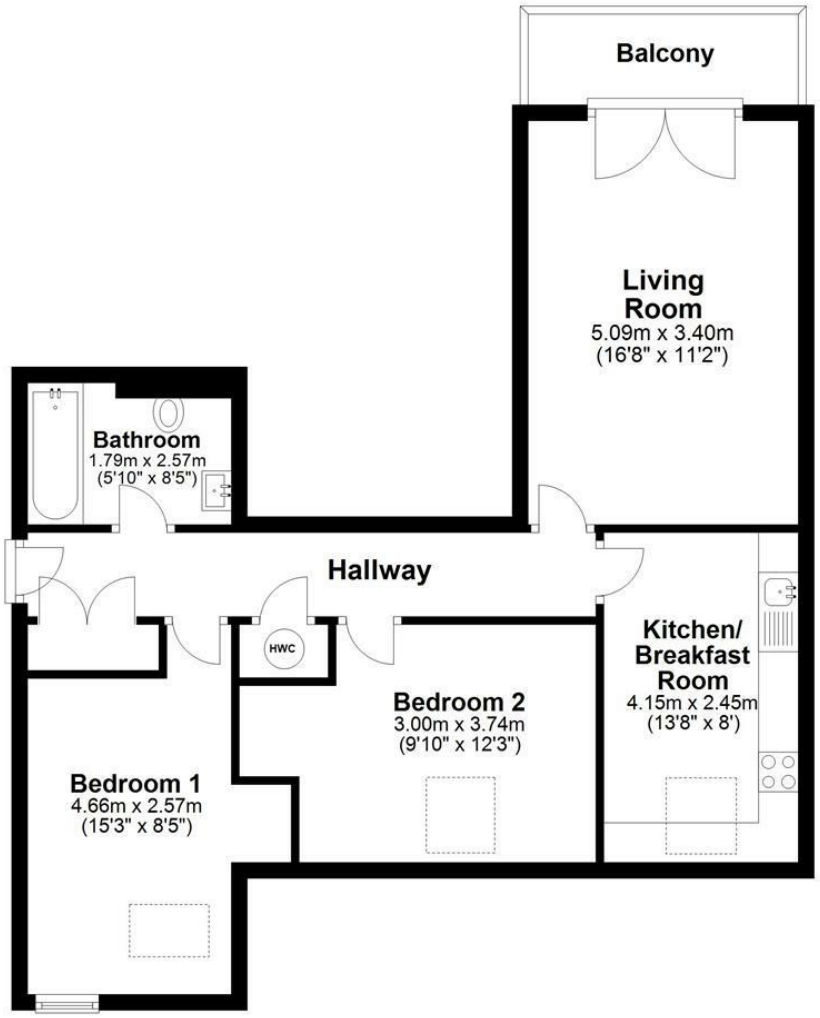
Leasehold (91 years remaining).

Council Tax band 'E'.

We have been reliably informed that the Service Charge is £3876pa to include Ground Rent.

Fourth Floor

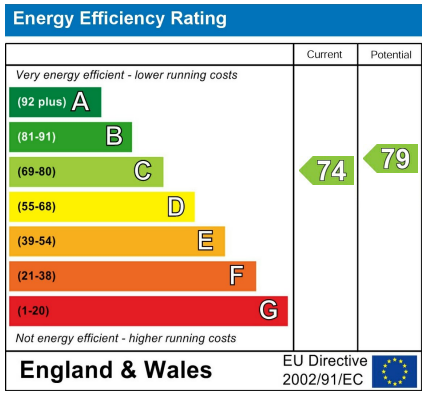
Approx. 67.1 sq. metres (722.0 sq. feet)



Total area: approx. 67.1 sq. metres (722.0 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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