

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CAMPBELL DRIVE

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, CF11 7TQ - £150,000

This well presented two bedroom first floor apartment is located on the popular Windsor Quay development which provides a pleasant living environment, close to the waterfront and walking distance to Cardiff Bay retail park, as well as enjoying easy access to the M4 link Road and the City Centre.

The property comprises of a bright lounge area, A modern fitted kitchen and bathroom. The apartment also benefits from 2 well proportioned bedrooms. There is electric heating throughout. This property comes with an allocated parking space and has ample visitors parking.

2 bedroom(s) 1 bathroom(s) 490.00 sq ft

ENTRANCE HALL

LIVING ROOM
4.24m x 3.35m (13'11 x 11)

KITCHEN

BEDROOM 1
3.25m x 2.46m (10'8 x 8'1)

BEDROOM 2
1.96m x 2.90m (6'5 x 9'6)

BATHROOM

EPC
BAND

COUNCIL TAX
BAND D

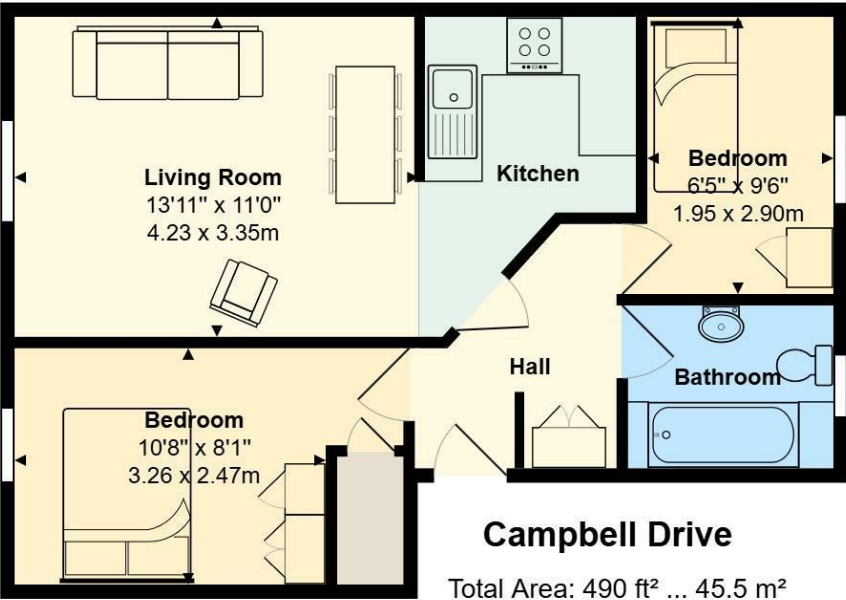
TENURE

GROUND RENT
we have been advised the ground rent is £48 per year, this is to be confirmed by your legal advisor.

SERVICE CHARGE
we have been advised service charge is £1400 per year, this is to be confirmed by your legal advisor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



All measurements are approximate and for display purposes only