Aprilia House, Ffordd Garthorne

CARDIFF BAY, CF10 4DL

GUIDE PRICE £190,000

Hern & Crabtree



Aprilia House

A bright and well-presented top-floor two-bedroom apartment offering generous living space, two bathrooms and a practical layout, set within the popular Aprilia House development.

The accommodation is centred around a spacious lounge/diner, with plenty of room for both comfortable seating and a full dining table. Multiple windows bring in excellent natural light, while the adjoining kitchen is fitted with a good range of units and worktop space, together with an electric hob, built-in oven, freestanding fridge/freezer and plumbed-in washing machine.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from its own modern en-suite shower room. A separate modern bathroom serves the second bedroom and guests, while the entrance hall provides useful circulation space and keeps the living and sleeping accommodation nicely separated.

The property also benefits from an allocated outdoor parking space within the development, accessed via a barrier with code/fob entry, along with permitted visitor parking spaces.

Aprilia House is conveniently positioned for Cardiff Bay and the city centre, making it a particularly handy location for commuters and those wanting easy access to the wide range of restaurants, bars, cafés, shops and leisure facilities nearby.











Approx 698.00 sq ft

Council Tax Band: E

Entrance Hall
A welcoming entrance hall with wood-effect flooring, wall-mounted electric heater and doors leading to the principal rooms.

Lounge/Diner
A particularly spacious and bright open-plan living and dining room with multiple windows providing plenty of natural light. There is ample space for both a generous seating area and a full dining table, with wood-effect flooring continuing throughout.

Kitchen
Open to the lounge/diner and fitted with a range of wall and base units with work surfaces over. Features include an inset sink, electric hob with extractor above, built-in oven, freestanding fridge/freezer and plumbed-in washing machine.

Bedroom One
A well-proportioned double bedroom with space for freestanding furniture, window providing natural light and access to the en-suite shower room.

En-Suite
Fitted with a shower enclosure, wash hand basin and WC, complemented by tiled walls and flooring.

Bedroom Two
Another good-sized bedroom with space for a double bed and additional furniture, together with a window providing natural light.

Bathroom
A modern bathroom fitted with a panelled bath with shower over and glass screen, wash hand basin and WC, with tiled walls and flooring.

Outside
Aprilia House forms part of a modern residential development, with communal access to the building and well-kept surroundings.

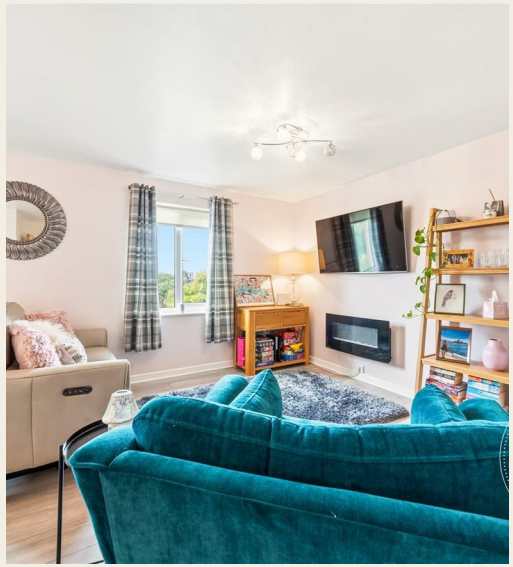
Parking
The property benefits from an allocated outdoor parking space within the development, accessed via a barrier with code/fob entry. There are also designated visitor parking spaces available by permit.

Tenure
Leasehold. 999 years from 2002 with 975 years remaining. £50 Annual ground rent. £2,364 Annual service & maintenance charges.

Additional Information
Council Tax Band E (Cardiff). EPC rating C.

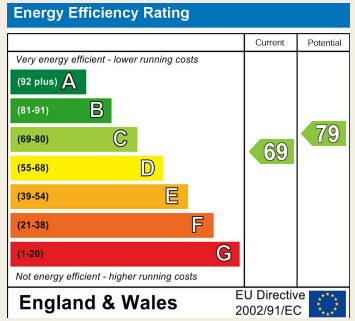
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Please note: Buyers are required to pay a non refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





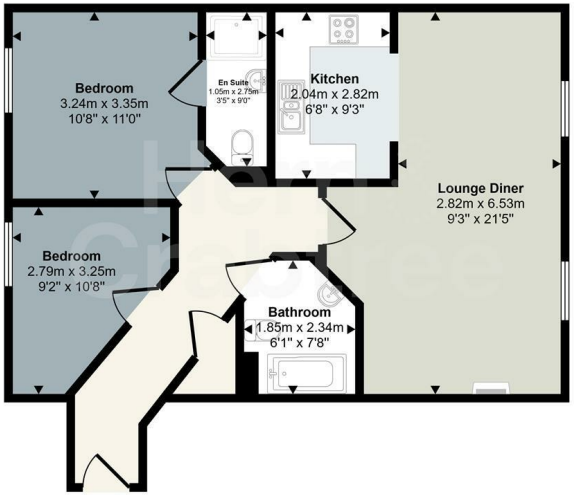
Good old-fashioned service with a modern way of thinking.







Approx Gross Internal Area
65 sq m / 698 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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