



Hayes Apartments The Hayes, Cardiff CF10 1BZ

welcome to

Hayes Apartments The Hayes, Cardiff

A top-floor studio apartment ideally positioned in the heart of Cardiff at The Hayes, offering well-designed open-plan living with modern finishes, garden and city views. Ideal for professionals seeking a convenient and central location or as an investment property with excellent rental yields.



Entrance Hall

A welcoming entrance hall finished with wood flooring, providing access to the bathroom and the open-plan studio/kitchen area. A built-in storage cupboard offers practical space for coats and everyday essentials, housing a washing machine, with the fuse board neatly located within the space. Telecoms distribution panel and air circulation system.

Studio

16' 10" Max x 13' 6" Max (5.13m Max x 4.11m Max)

A bright and well-designed studio featuring wood flooring and a built-in wardrobe. The space is fitted with spot lighting controlled by a dimmer switch, alongside ample electric points. Two large double-glazed windows draw in plenty of natural light and offer elevated views across Cardiff City, with one window benefiting from fitted rails. Additional features include an intercom system, thermostat-controlled underfloor heating, telecoms outlet, and floor-to-ceiling blinds.

Kitchen

12' 2" Max x 6' 7" Max (3.71m Max x 2.01m Max)

A well-appointed kitchen fitted with a range of wall and base units, complemented by wood flooring throughout. The space includes a sink, built-in hob and oven with fitted splashback, fridge with freezer compartment, dishwasher and an extractor hood above. Under-counter lighting and ceiling spotlights

Bathroom

7' 5" Max x 5' 6" Max (2.26m Max x 1.68m Max)

A fully tiled bathroom finished to a practical and modern standard, featuring a bath with overhead shower, hand wash basin, and WC. Additional details include a heated towel rail, built-in storage shelf, ceiling spotlights, and an extractor fan.

Additional Features

The Studio has a built in air circulation system for improved air quality.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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- Top Floor
- Prime city-centre location
- Bright open-plan living space with city views
- Underfloor heating with thermostat control
- Large double-glazed windows with floor-to-ceiling blinds

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1471.14

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Mar 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107906 - 0009

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