



Hayes Apartments The Hayes, Cardiff CF10 1BN

welcome to

Hayes Apartments The Hayes, Cardiff

This attractive one bedroom apartment is located in the heart of Cardiff City Centre, with access to all the local amenities that the city has to offer, such as eateries, bar's, museum's & ample transport links around and beyond Cardiff. The property also benefits from 24 hour concierge service.



Entrance Hall

7' 8" Max x 15' 7" Max (2.34m Max x 4.75m Max)

Intercom, access to all rooms including cloakroom.

Lounge

9' 9" Max x 11' 8" Max (2.97m Max x 3.56m Max)

Access to Juliet Balcony via double glazed patio doors, TV & electric point, space for dining table and chairs and underfloor heating throughout.

Kitchen

9' 5" Max x 5' 2" Max (2.87m Max x 1.57m Max)

Wall & base unit, integral combi oven/grill, fridge freezer, extractor hood, sink and drainer and kitchen island.

Bedroom

10' 1" Max x 12' 1" Max (3.07m Max x 3.68m Max)

Built in wardrobe, double glazed window to rear and carpet flooring.

Bathroom

5' 5" Max x 7' 2" Max (1.65m Max x 2.18m Max)

Tiled floor & walls, wash hand basin, heated towel rail, wall mounted mirrored wood effect storage cupboard, WC and wood effect paneled bath with shower over head.

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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Hayes Apartments The Hayes, Cardiff

- Spacious One Bedroom Fourth Floor Apartment
- Juliet Balcony With Great Views
- Concierge Service
- City Centre Location
- Excellent Transport Links

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 2084.00

Ground Rent: 400.00

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.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108280 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **allen & harris**



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