



Guide Price £160,000 , The Waterquarter, Galleon Way, Cardiff CF10 4JD



- WELL PRESENTED
- SECOND FLOOR APARTMENT
- ALLOCATED PARKING
- GREAT LOCATION



, The Waterquarter, Galleon Way, Cardiff, CF10 4JD

Key Executive Sales are pleased to present this stunningly presented one bedroom apartment in the popular location of The Waterquarter in Cardiff Bay.

The property is conveniently situated within walking distance to the likes of Mermaid Quay and the City Centre.

This lovely one bedroom 2nd floor apartment comprises a spacious open plan living room with modern fitted kitchen and integrated appliances including a dishwasher, a good size double bedroom and a stylish three piece bathroom suite with shower over bath.

Benefits include an allocated parking space.

Lease is 125 years from 2006

Ground rent is £300 per year

Service charge is £2178.90 per year

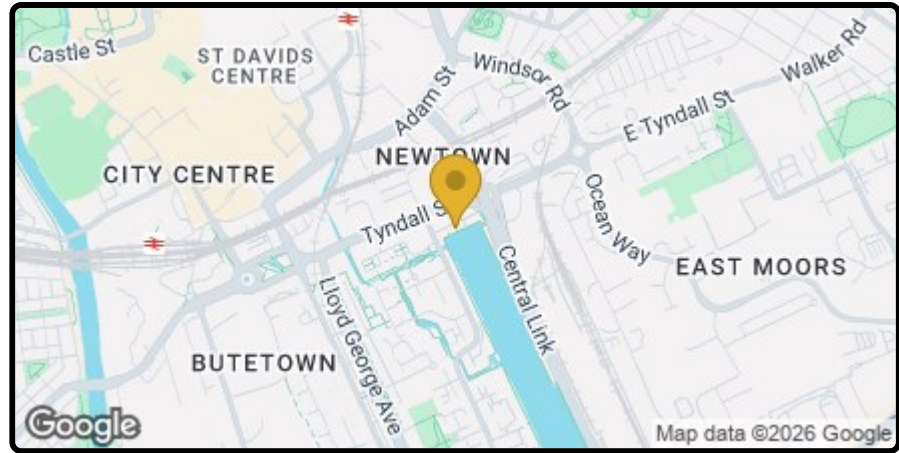
Council Tax Band - D

For more information or to book a viewing, please contact us on the following: 02920 489 000.

Disclaimer - Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by Key Executive Sales. Key Executive Sales accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Key Executive Sales

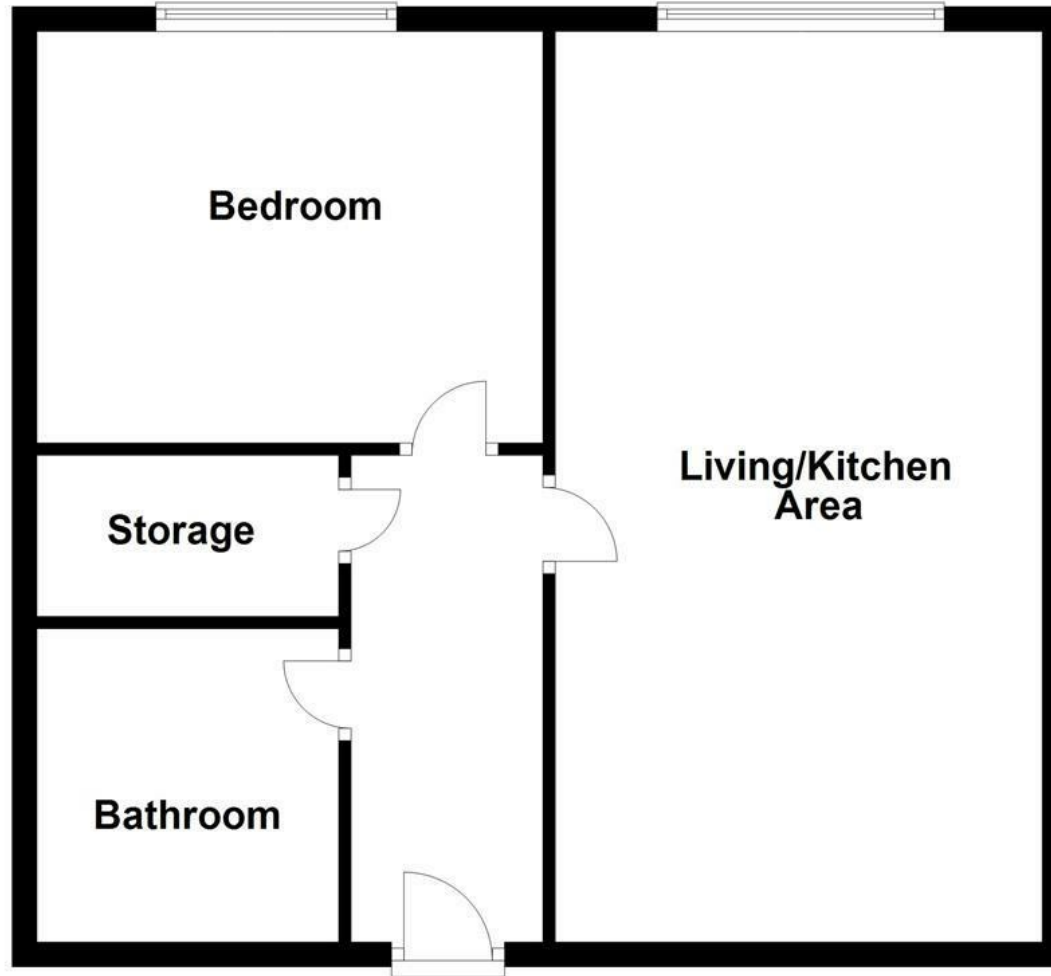
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		73	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Second Floor



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