



Edwards & Co
property sales & lettings

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Soudrey Way,
,
Cardiff.
CF10 5FW.

Guide Price £115,000



- One bed ground floor apartment
- Bright main reception room with patio doors
- Private patio area
- Close to local amenities
- Great first time purchase/investment property
- Short walk from Mermaid quay
- Wide doors and low light level switches for accessibility
- Large storage cupboards in hallway
- MUST BE VIEWED

Ref: PRA53405

Viewing Instructions: Strictly By Appointment Only



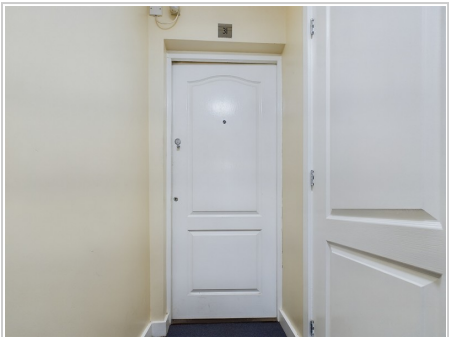
General Description

Spacious one bedroom ground floor apartment Edwards and Co are delighted to offer for sale this superb property located in Cardiff Bay. This ground floor apartment offers a bright living area, kitchen, a generous sized bedroom and private patio area! The property is in a prime position, minutes from Mermaid Quay and only a short walk from local amenities. **MUST BE VIEWED**

Accommodation



Communal Area



Front & Entrance



Entrance Hallway

Single light pendant, storage cupboard, storage cupboard housing water tank, electric radiator, doors to all rooms, carpet, intercom system



Principal Reception Room

PVC doors to rear, two single light pendants, wood effect flooring, electric radiator

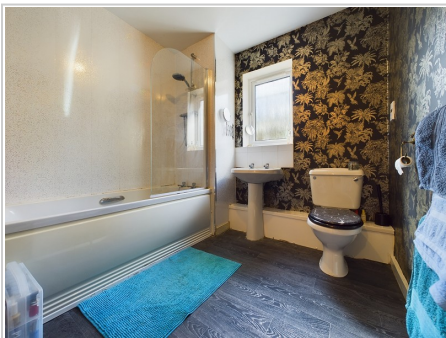


Principal Reception Room Second Angle



Kitchen

PVC window to rear aspect, light pendant, vinyl flooring, a range of base and wall mounted cabinets with contrasting square edge countertops, integrated fridge freezer, integrated microwave, induction hob and fan oven



Bathroom

PVC window with obscure glass to side aspect, single light pendant, electric towel rail, vinyl flooring, bath unit with over head shower, WC, wash hand basin, extractor fan



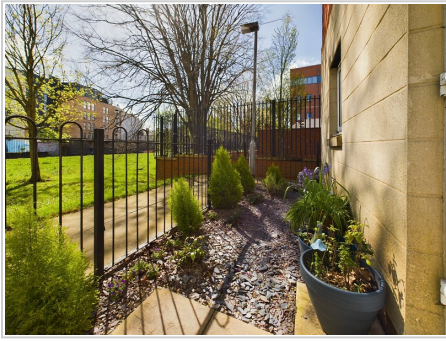
Bedroom 1

PVC window to front aspect, electric radiator, single light pendant, carpet.



Rear Garden

Patio area, laid with slate chipping's, fence to boundary



Rear Garden 1



Additional Picture

Agents Note

We have been informed by the vendor there is approximately 103 years left on the lease.
We have been informed that there is a charge of approximately £250 per month for maintenance charge.
We have been informed there is a charge of approximately £150 per annum for ground rent.

Services

Mains electricity, mains water, mains drainage

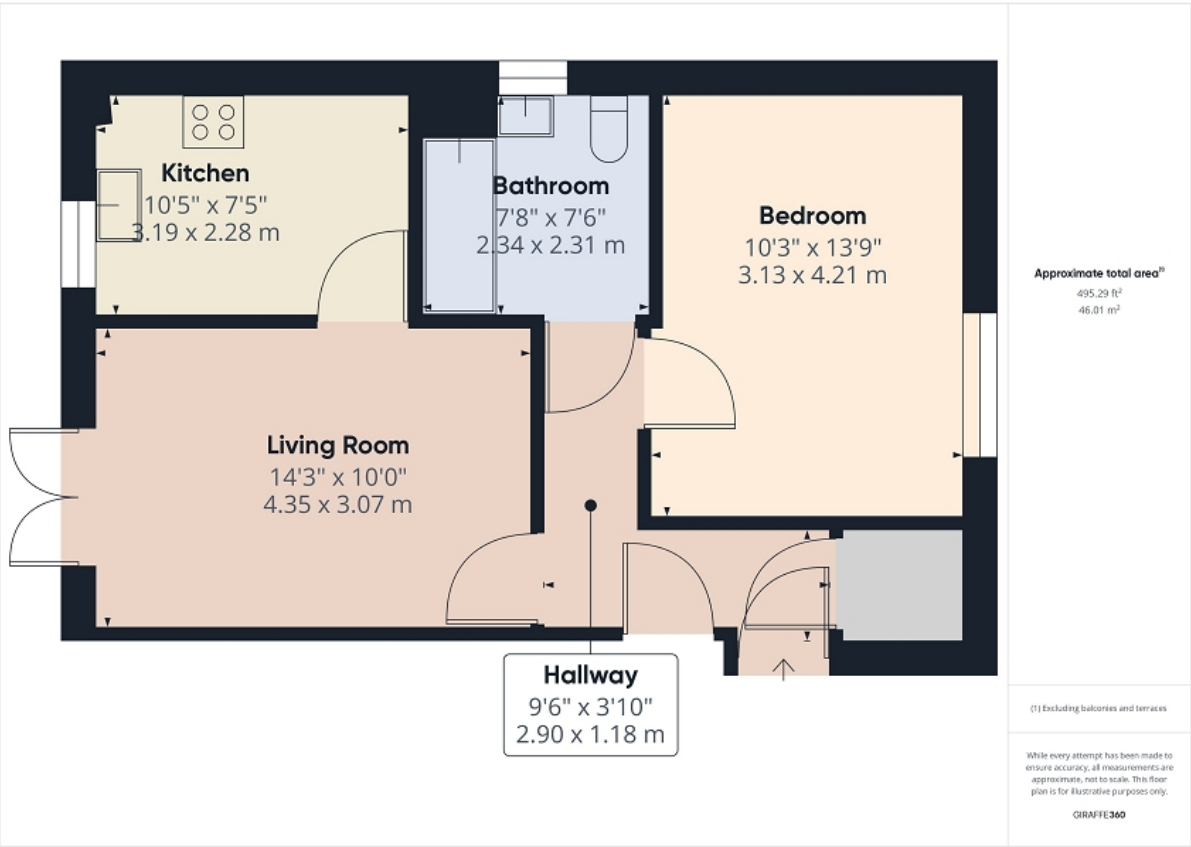
EPC Rating:71

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band D



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.