

# Campbell Drive

Windsor Quay | Cardiff | CF11 7TQ

Second Floor Apartment | Asking Price Of £129,950



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# PROPERTY DESCRIPTION

**\*\*IDEAL FIRST TIME BUY WITH WATER VIEWS\*\*** An immaculate 1 bedroom 2nd floor apartment situated close to Cardiff Bay Retail Park and with excellent links to the A4232 and M4. Mermaid Quay is also close by offering a variety of bars, shops and restaurants. Frequent public transport easily accessible linking to Cardiff City Centre and surrounding areas. The accommodation comprises entrance hall, open plan lounge/ diner/ kitchen with window overlooking the water, double bedroom and a bathroom. The property further benefits from double glazing and an allocated parking space. Viewing advised to avoid missing out!

- **Tenure** Leasehold
- **Council Tax Band** C
- **Floor Area (approx.)** 492 sq ft
- **Viewing Arrangements**  
Strictly by Appointment

## ENTRANCE HALL

Entered via intercom security system. Vinyl flooring. Two storage cupboards, one housing hot water tank. Electric wall mounted storage heater.

## LOUNGE/DINER/KITCHEN

15' 5" x 20' 1" (4.71m x 6.14m)  
Double glazed uPVC bay window to front with stunning water views. Laminate flooring. TV aerial point. Telephone point. Wall mounted electric storage heater. Open plan to kitchen. Vinyl tiled flooring. Fitted units with round edged work surfaces incorporating ceramic sink. Ample storage and spotlights. Built in oven, four ring ceramic hob and stainless steel extractor hood over. Space for washing machine and fridge freezer. Extractor fan.

## BEDROOM

12' 2" x 9' 11" (3.72m x 3.04m)  
Double glazed uPVC window to rear and French doors to Juliette balcony. Carpeted flooring. Wall mounted electric storage heater.

## BATHROOM

12' 2" x 9' 11" (3.72m x 3.04m)  
Double glazed uPVC obscure window to rear. Vinyl flooring. Part tiled walls. Panelled bath with electric shower over. Glass shower screen. Pedestal wash hand basin. W.C. Heater. Shaver point.

## PARKING

Allocated parking space. Visitor parking.

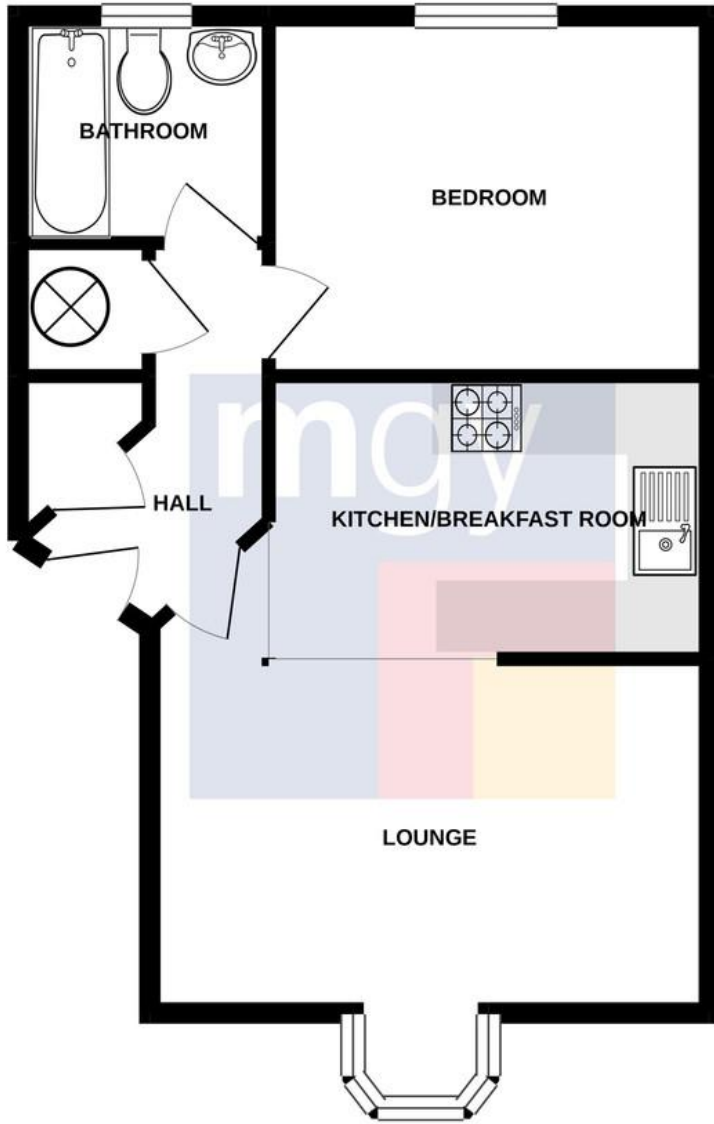
## TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from 1990. Service charges approx. £1,000 per annum. Ground rent £55 per annum.





# FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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