

Bayscape

Watkiss Way, Cardiff Bay, CF11 0TA



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£299,950



Third Floor Apartment



Property Description

****BEAUTIFULLY PRESENTED, TWO BEDROOM THIRD FLOOR APARTMENT LOCATED IN THE HIGHLY DESIREABLE BAYSCAPE**** MGY are delighted to bring to market this spacious two double bedroom, third floor apartment situated in the heart of Cardiff Bay. The accommodation briefly comprises open plan living/kitchen space, two double bedrooms (master en-suite) and bathroom. The property further benefits from a large private balcony, underfloor heating, a video entry intercom system, secure gated access to an allocated undercroft parking space and bike storage. The prestige development benefits from an onsite concierge service and landscaped communal grounds. EWS1 form in place. No chain. ***VIEWING HIGHLY RECOMMENDED***

Tenure Leasehold

Council Tax Band F

Floor Area Approx 915 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The contemporary development connects you to the circular path around Cardiff Bay, with links to Mermaid Quay and its fabulous bars, cafes and restaurants. Situated close to Cardiff Bay Retail Park and with frequent public transport and excellent links to the A4232 and M4. Cogan train station is also a short walk away. The waterfront development is minutes from Cardiff International Pool and White Water, Pier 64 and the Old Custom House restaurant. Penarth Pier, Ice Arena Wales and Cardiff Bay barrage are also in close proximity.

ENTRANCE HALL

Entered via communal hallway. Karndean flooring with underfloor heating. Spotlights to ceiling. Wall mounted video intercom system. Power points. Storage cupboard with shelving. Doors to all rooms.

OPEN PLAN LIVING/KITCHEN

18' 9" x 18' 5" (5.73m x 5.62m)
Karndean flooring with underfloor heating throughout. Spotlights to ceiling. TV and Telephone point. Power points. Floor to ceiling uPVC double glazed windows with additional door providing access onto the large private balcony. Fully fitted 'Hacker' kitchen with a range of wall and base units with engineered worktops over. Breakfast bar with inset stainless steel sink with hot and cold tap over and space for stool seating and a range of drawers suitable for pans, cutlery etc. Integrated 'SMEG' oven, microwave, fridge, freezer, dishwasher, and four ring induction hob with extractor over.

MASTER BEDROOM

16' 7" x 9' 4" (5.06m x 2.85m)
Carpet to floor with underfloor heating. Spotlights to ceiling. Double glazed window to side. Power points. Door to en-suite.

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EN-SUITE

'Porcelanosa' fully tiled walls and floor with underfloor heating. Spotlights to ceiling. 'Tissino' 3-piece suite comprising large walk in shower cubicle with mains powered shower, vanity wash hand basin with mixer tap over and wall mounted mirror above, and WC. Wall mounted chrome heated towel rail. Extractor fan.

BEDROOM TWO

12' 9" x 12' 9" (3.91m x 3.91m)

Carpet to floor with underfloor heating. Double bedroom. Spotlights to ceiling. Power points. Double glazed window to side.

BATHROOM

'Porcelanosa' fully tiled walls and floor with underfloor heating. Fitted 'Tissino' 3-piece suite comprising panelled bath with mains powered shower over, vanity wash hand basin with mixer tap over and wall mounted mirror above, and WC. Spotlights to ceiling. Extractor fan. Wall mounted chrome heated towel rail.

BALCONY

Large decked balcony, with ample sun and glass surround.

PARKING

Secure gated access to one allocated parking space.

FACILITIES

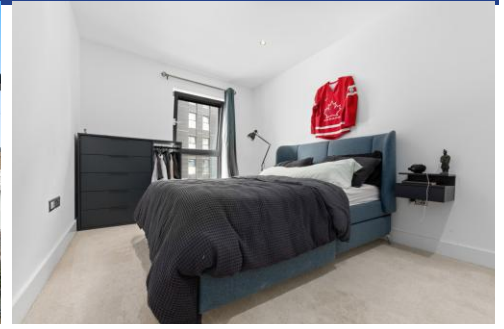
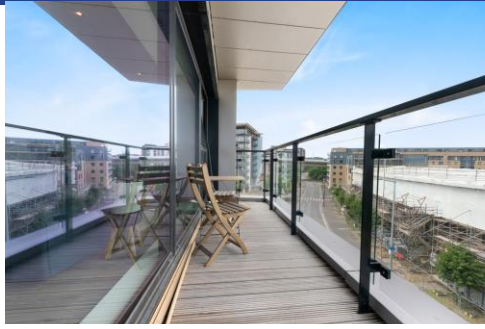
Onsite concierge, night security and landscaped communal grounds.

TENURE

MGY are advised that the property is leasehold, with a term of 250 years from 1st January 2018. Service charges of £2,640 per annum, which includes building insurance, secure gated access to one allocated undercroft parking space, onsite concierge and night security, bike storage, landscaped communal grounds, maintenance of internal and external communal areas, CCTV, secure fob access and video entry intercom system, lift maintenance, regular cleaning and refuse disposal. Ground rent £237 per annum.

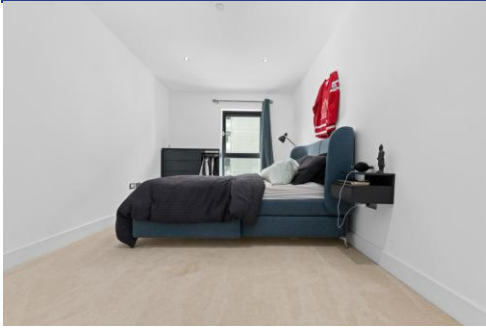
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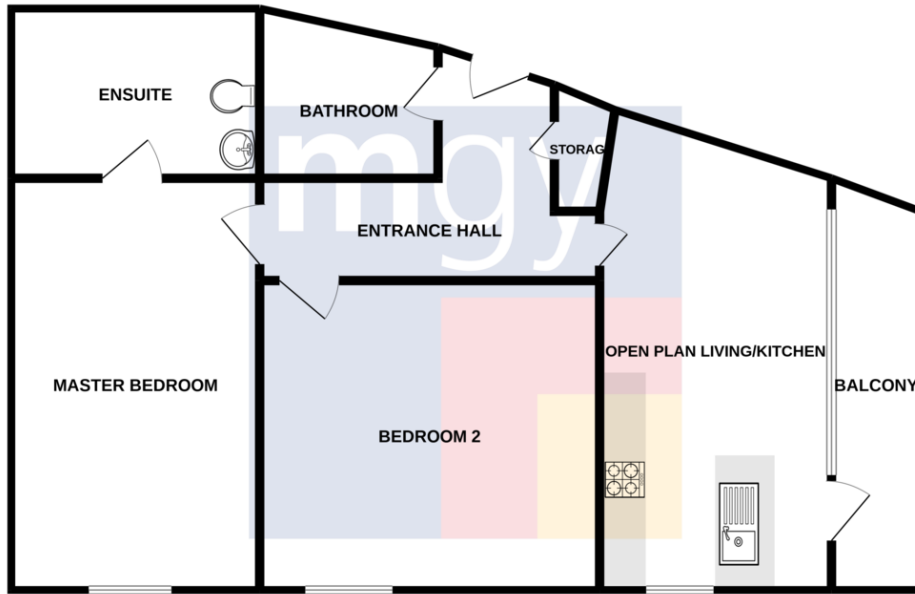
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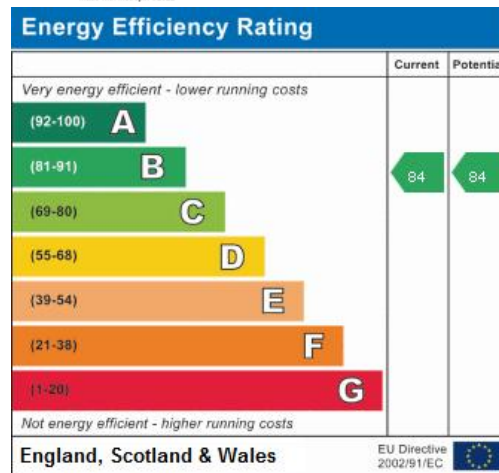


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