

# Bayscape,

## Watkiss Way, Cardiff, CF11 0TB



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£340,000**



### Two Bedroom Apartment



# Property Description

**\*\*FANTASTIC WATER VIEWS\* IMMACULATELY PRESENTED\* NO CHAIN\*\*** MGY are pleased to present for sale, a superb two bedroom, sixth floor apartment in the popular waterfront Bayscape development, within Cardiff Marina. The spacious accommodation comprises of entrance hall, open plan lounge/diner, high specification kitchen, two large double bedrooms, one with en-suite, bathroom and decked balcony, with ample sun and stunning views of Cardiff Marina, Cardiff Bay and beyond. The modern property further benefits from underfloor heating, double glazing throughout and video entry intercom system. Walking distance to Cardiff Bay, Penarth Marina, Cogan train station and local amenities and cafés. The prestige development benefits from an onsite concierge service and landscaped communal grounds. There is also secure gated access to an allocated undercroft parking space and bike storage. EWS1 form in place. Rarely available. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 904 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Wood effect, Karndean flooring. Underfloor heating. Large storage cupboard with two separate doors, housing sprinkler system controls and with space for washer/dryer. Wall mounted Paxton colour video entry intercom system. Smoke alarm. Spotlights. Oventrop thermostat controls. Sprinkler system.

## LOUNGE/DINER/KITCHEN

27' 10" x 9' 10" (8.5m x 3.0m)  
Double glazed windows and patio door, leading to decked balcony. Stunning water views of Cardiff Marina. Ample natural daylight. Wood effect Karndean flooring. Underfloor heating. T.V Aerial point. Telephone point. Two Smoke alarms. Open plan living. Modern fitted kitchen designed by Hacker, with sleek gloss cabinets. Base and wall units, with engineered splashbacks and worktops, incorporating stainless steel inset sink, with chrome mixer tap. Smeg appliances throughout. Built in microwave, oven, four ring ceramic hob and stainless steel extractor hood over, with lighting. Ample storage. Under unit lighting. Integrated fridge freezer and dishwasher.

USB sockets. Spotlights. Sprinkler system. Oventrop thermostat controls. Open plan living.

## MASTER BEDROOM

19' 4" x 9' 10" (5.9m x 3.0m)  
Large double glazed windows to front. Stunning water views of Cardiff Marina. Ample natural daylight. Spacious double bedroom. Carpeted flooring. Large fitted wardrobe, with mirrored sliding doors. T.V Aerial point. Telephone point. Underfloor heating. Spotlights. Oventrop thermostat controls. Sprinkler system. Door leading to:-

## EN-SUITE

9' 10" x 8' 6" (3.0m x 2.6m)  
Large modern Tissino en-suite. Porcelanosa tiled flooring. Fully tiled Porcelanosa walls. Double shower cubicle. Wall mounted vanity enclosed wash hand basin, with dual tap. W.C, with dual flush. Heated chrome towel rail. Spotlights. Sprinkler system.

## BATHROOM

9' 10" x 5' 6" (3.0m x 1.7m)  
Large modern Tissino bathroom. Porcelanosa tiled flooring. Fully tiled Porcelanosa walls. Tiled bath, with shower over and glass shower screen.

Wall mounted vanity enclosed wash hand basin, with dual tap. Wall mounted mirror. W.C, with dual flush. Inset storage with lighting. Heated chrome towel rail. Spotlights. Sprinkler system.

## BALCONY

7' 2" x 3' 11" (2.2m x 1.2m)  
Decked balcony, with ample sun and glass surround. Fantastic views of Cardiff Bay, Penarth Marina and beyond.

## PARKING

Secure gated access, to one allocated undercroft parking space.

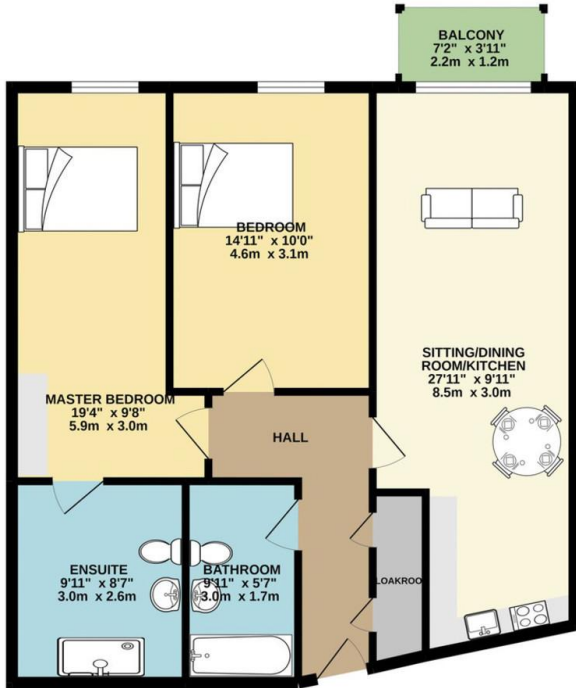
## TENURE

MGY are advised that the property is leasehold, with a term of 250 years from 2018. Service charges of £1,995.25 per annum, which includes building insurance, onsite concierge, bike storage, landscaped communal grounds, maintenance of internal and external communal areas, CCTV, secure fob access and video entry intercom system, lift maintenance, an allocated undercroft parking space and regular cleaning and refuse disposal. Ground rent £250 per annum.

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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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