

Campbell Drive,

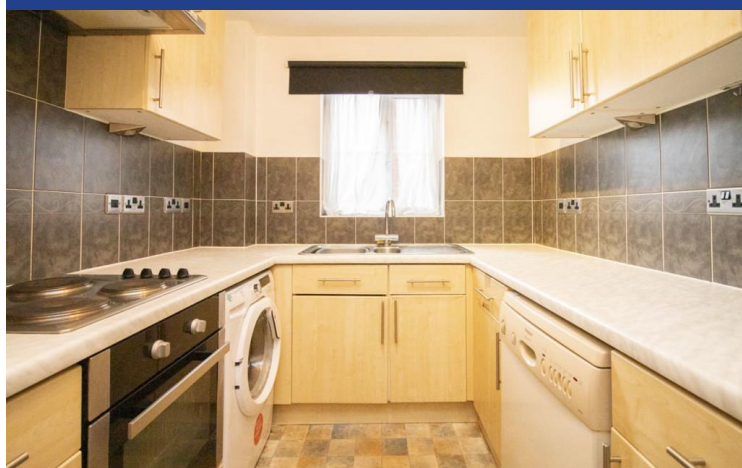
Cardiff, CF11 7TQ

Asking Price Of

£145,000



Estate Agents and
Chartered Surveyors



Ground Floor Apartment

2

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Property Description

****NO CHAIN* IDEAL FIRST TIME PURCHASE**** An opportunity to acquire a spacious two bedroom, ground floor apartment in the popular Windsor Quay development, which is 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 and links to Cardiff City Centre and surrounding areas. The accommodation comprises of entrance hall, lounge/diner, kitchen, two bedrooms and bathroom. The property further benefits from double glazing throughout, electric heating, an allocated parking space and visitor parking. No chain. Viewing recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 563 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE PORCH

5' 6" x 4' 6" (1.70m x 1.39m)

Entered via wooden door, with security spy hole. Carpeted flooring, to porch area. Additional door, leading to entrance hall.

HALLWAY

Wal mounted security entry intercom system. Carpeted flooring. Storage cupboard, housing hot water tank. Wall mounted electric storage heater.

LOUNGE/DINER

18' 1" x 17' 8" (5.53m x 5.39m)

Double glazed uPVC windows to front. Carpeted flooring. TV aerial point. Telephone point. Wall mounted electric storage heater.

KITCHEN

11' 3" x 6' 11" (3.44m x 2.13m)

Double glazed uPVC windows to side. Vinyl tile effect flooring. Part tiled walls. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage, with under unit spotlights. Built in oven and four ring electric hob, with stainless steel extractor hood over. Space for washing machine, fridge freezer and dishwasher. Extractor fan.

MASTER BEDROOM

11' 8" x 11' 3" (3.56m x 3.44m)

Double glazed uPVC windows to rear. Carpeted flooring. TV aerial point. Telephone point. Wall mounted electric storage heater.

BEDROOM TWO

11' 5" x 7' 2" (3.48m x 2.20m)

Double glazed uPVC windows to rear. Carpeted flooring. Built in single wardrobe. TV aerial point. Wall mounted electric storage heater.

BATHROOM

7' 11" x 6' 8" (2.42m x 2.04m)

Vinyl tile effect flooring. Fully tiled walls. Panelled bath, with main shower over. Pedestal wash hand basin. W.C. Wall mounted lighting, with shaver point. Extractor fan. Heater. Spotlights.

PARKING

One allocated parking space. Visitor parking.

TENURE

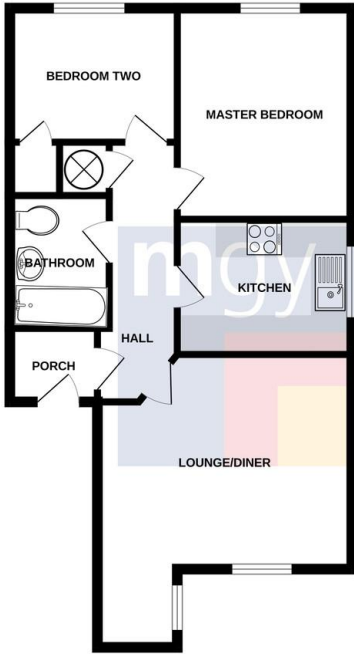
MGY are advised that the property is leasehold, with a term of 999 years from 1995. Service charges £1400 per annum, including building insurance. Ground rent £55 per annum.

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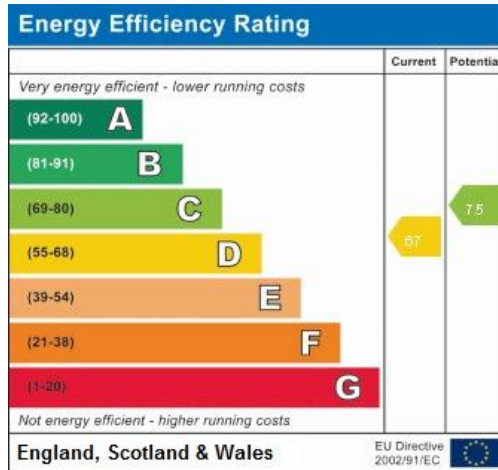


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GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 563 sq.ft. (52.3 sq.m.) approx.
While 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 misstatement. 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 is given as to their operability or efficiency can be given.
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