

Bayscape,

Watkiss Way, Cardiff Bay, CF11 0TB



Estate Agents and
Chartered Surveyors

Offers in Excess Of

£282,500



Two Bedroom Apartment



Property Description

****IMMACULATELY PRESENTED* NO CHAIN**** MGY are pleased to present for sale, a modern two bedroom, fourth floor apartment in the popular Bayscape development. The spacious accommodation comprises of entrance hall, open plan living room, dining area and kitchen, bedroom and bathroom. Decked balcony, with stunning views of Cardiff Marina and ample sun. The property further benefits from underfloor heating. Walking distance to Cardiff Bay & Marina, Penarth train station and local amenities and cafés. The development benefits from an onsite concierge service and landscaped communal grounds. There is also secure gated access to an allocated undercroft parking space. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band G

Floor Area Approx 990 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, housing sprinkler system controls and with space for washer/ dryer. Wall mounted colour video entry intercom system. Smoke alarm. Spotlights. Thermostat controls. Sprinkler system.

LOUNGE/KITCHEN/DINER

30' 2" x 14' 9" (9.2m x 4.51m)
Double glazed windows and patio door, leading to decked balcony. Stunning water views of Cardiff Marina. 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. Ample storage. Under unit lighting. Integrated fridge freezer and dishwasher. Breakfast Island with space for three breakfast stools. Spotlights. Sprinkler system. Thermostat controls.

MASTER BEDROOM

13' 6" x 10' 2" (4.12m x 3.1m)
Large double glazed windows, to front aspect. Carpeted flooring. T.V Ariel point. Telephone point. Underfloor heating. Spotlights. Thermostat controls. Sprinkler system.

EN-SUITE

11' 1" x 4' 7" (3.38m x 1.42m)
Large modern Tissino bathroom. Porcelanosa tiled flooring. Fully tiled Porcelanosa walls. Large shower cubicle. Vanity enclosed wash hand basin, with dual tap and mirror over. W.C, with dual flush. Heated chrome towel rail. Spotlights. Sprinkler system.

BEDROOM TWO

14' 11" x 9' 11" (4.55m x 3.04m)
Large double glazed windows, to front aspect. Carpeted flooring. T.V Ariel point. Telephone point. Underfloor heating. Spotlights. Thermostat controls. Sprinkler system.

BATHROOM

7' 0" x 7' 0" (2.15m x 2.15m)
Large modern Tissino bathroom. Porcelanosa tiled flooring. Fully tiled Porcelanosa walls. Tiled bath. Vanity enclosed wash hand basin, with dual tap and mirror over.

W.C, with dual flush. Inset storage with lighting. Heated chrome towel rail. Spotlights. Sprinkler system.

BALCONY

Decked balcony with stunning water views of Cardiff Marina. Glass surround. Accessed from the living room.

PARKING

Secure gated access to one allocated undercroft parking space.

FACILITIES

Onsite concierge.

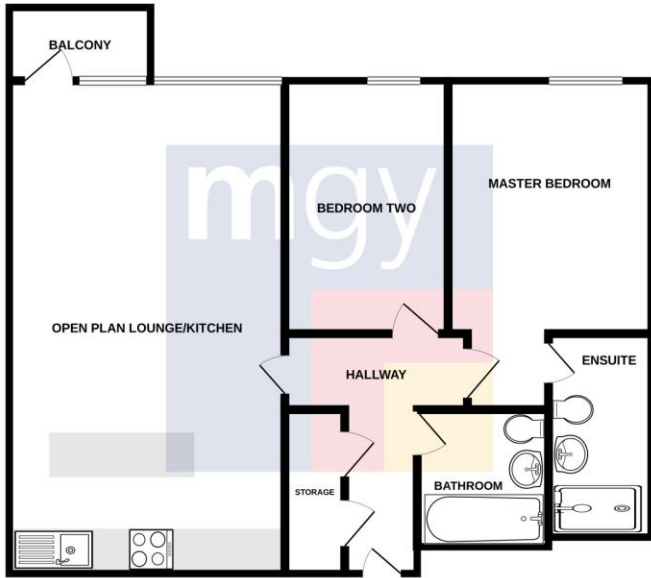
TENURE

MGY are advised that the property is leasehold, with a term of 250 years from 2018. Service charges of £2,450 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.

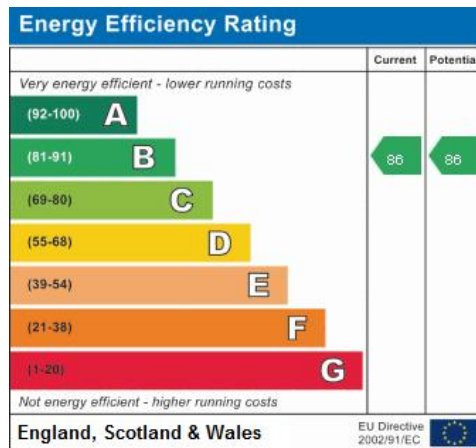
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This 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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