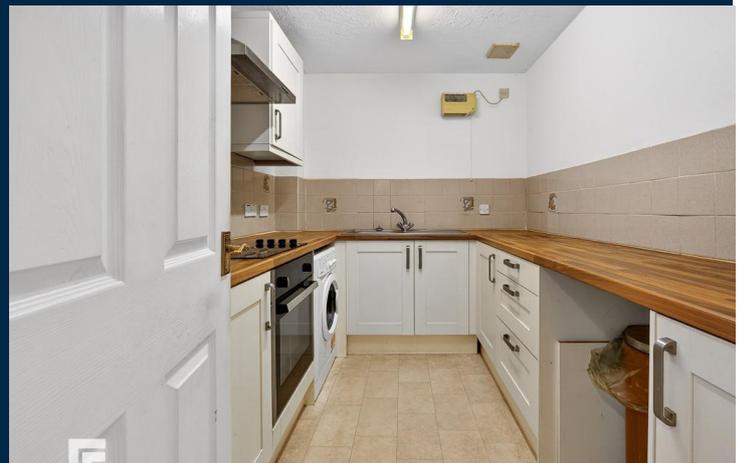




**CLAYMORE PLACE**  
WINDSOR QUAY  
CARDIFF CF11 7JJ

ASKING PRICE OF  
**£159,950**



**TOP FLOOR TWO BEDROOM  
APARTMENT**



**2**



**1**



**1**



**1**

**\*\*NO CHAIN\*\*** An opportunity to acquire an immaculate two bedroom, top 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. The accommodation comprises entrance hall, lounge, modern separate kitchen, two bedrooms and a bathroom. One allocated parking space. \*Ideal for a first time buyer/investor\*

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: 578 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **BATHROOM**

White three-piece suite comprising panelled bath with electric shower over, low level WC and pedestal wash hand basin. Tiled splashback. Electric wall heater. Extractor.

#### **PARKING**

Allocated Parking Space.

#### **TENURE**

MGY are advised that the property is leasehold with 963 years remaining. Service charges £1428 per annum, which includes buildings insurance. Ground rent £55 per annum.

#### **ENTRANCE HALL**

L-shaped hallway. Loft hatch. Wall mounted electric heater. Doors to all rooms.

#### **LOUNGE/DINER**

15' 3" x 13' 1" (4.65m x 3.99m)

Well presented living room/diner with uPVC patio doors opening onto Juliet balcony. Carpet to floor. uPVC window to front. TV aerial point. Storage heater. TV and telephone point. Built in storage cupboard.

#### **KITCHEN**

9' 8" x 7' 1" (2.95m x 2.16m)

Newly fitted kitchen with full range of units with wood effect worktop surfaces. Stainless steel sink unit with mixer taps. Extractor hood, ceramic hob and electric oven. Fridge freezer, washing machine. Extractor fan. Tile effect floor.

#### **MASTER BEDROOM**

11' 6" x 9' 8" (3.51m x 2.95m)

Main double bedroom with uPVC bay window to rear aspect with partial views over river and bay. Carpet to floor. Pendant light fitting. Power points. Wall mounted heater.

#### **BEDROOM TWO**

9' 1" x 7' 1" (2.77m x 2.18m)

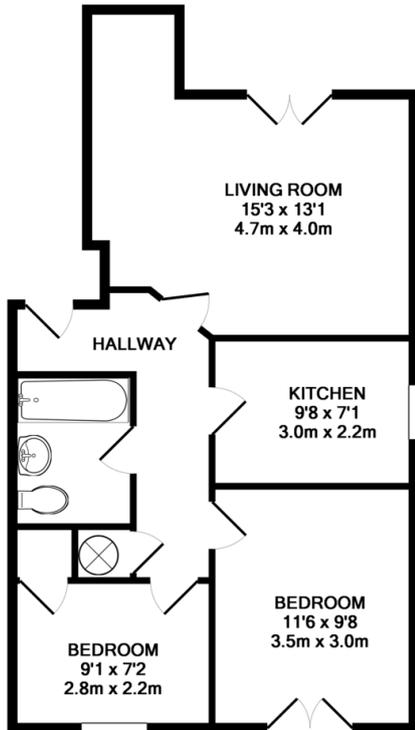
Single bedroom with uPVC window to rear with partial views over the river. Built in airing cupboard. Storage heater. Carpet to floor. Pendant light fitting.



# CLAYMORE PLACE, WINDSOR QUAY, CARDIFF CF11 7JJ

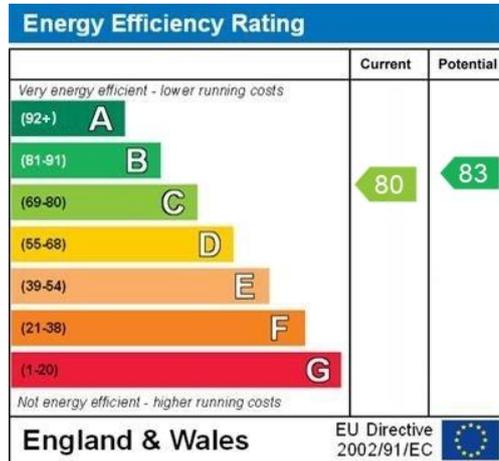


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TOTAL APPROX. FLOOR AREA 578 SQ.FT. (53.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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