



**Hayes Apartments The Hayes, Cardiff CF10 1BN**

**welcome to**

**Hayes Apartments The Hayes, Cardiff**

This inviting two bedroom apartment is located in the heart of Cardiff City Centre, with access to all the local amenities that the city has to offer, such as eateries, bars, museums and ample transport links around & beyond Cardiff. The property also benefits from 24 hour concierge service.



### **Entrance Hall**

9' 2" max x 3' 7" max ( 2.79m max x 1.09m max )

Storage cupboard, access to all rooms and Intercom system.

### **Lounge**

11' 1" max x 18' 9" max ( 3.38m max x 5.71m max )

Underfloor heating, laminate flooring, access to Balcony via double glazed patio doors with views of Sophia Gardens, four double electric points, spot lights and Internet & TV point.

### **Kitchen**

9' 5" max x 6' 8" max ( 2.87m max x 2.03m max )

Open plan, wall & base units, wooden door, sink & drainer, spot lights, granite worktops, integral fridge/freezer, oven, microwave, electric hob and washing machine, space for dining table and three double electric points.

### **Bedroom One**

8' 9" max x 16' 3" max ( 2.67m max x 4.95m max )

Double glazed floor to ceiling window with access to Balcony, built in wardrobe & mirror, electric radiator, wooden door, spot lights, access to ensuite and carpet floor.

### **Ensuite**

7' 1" max x 4' 6" max ( 2.16m max x 1.37m max )

WC, heated towel rail, wooden door, wash hand basin with vanity unit, tiled throughout and walk in shower with rainfall shower head.

### **Bedroom Two**

8' 4" max x 14' 1" max ( 2.54m max x 4.29m max )

Double glazed single panel door to Balcony, wooden door, built in wardrobe & mirror, carpet floor, electric radiator, spot lights, and TV, Electric & Internet points.

### **Bathroom**

7' 6" max x 5' 5" max ( 2.29m max x 1.65m max )

WC, wooden door, heated towel rail, wash hand basin with vanity unit, tiled throughout, bath and rainfall shower head.



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## Hayes Apartments The Hayes, Cardiff

- Two Double Bedroom Fourth Floor Apartment
- City Centre Location
- Private Balcony
- 24 Hour Concierge Service
- Excellent Transport Links

Tenure: Leasehold EPC Rating: B

Council Tax Band: F Service Charge: 2400.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Mar 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP107620 - 0020

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