

# Campbell Drive,

## Windsor Quay, Cardiff, CF11 7TQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£129,950**



### One Bedroom Apartment



# Property Description

**\*\*IDEAL INVESTMENT OR FIRST TIME PURCHASE\* NO CHAIN\*\*** An opportunity to acquire a spacious one bedroom, second floor apartment in the popular Windsor Quay development. 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 which is easily accessible, linking to Cardiff City Centre and surrounding areas. The accommodation comprises of an entrance hall, living/ dining room, newly fitted kitchen, bedroom and a bathroom. The property further benefits from double glazing throughout and an allocated parking space. Ideal first time purchase or investment. No chain. Viewing recommended.

Tenure Leasehold

Council Tax Band C

Floor Area Approx 495 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door with security spy hole. Wall mounted security intercom system. Laminate flooring. Two large storage cupboards, one housing hot water tank. Wall mounted storage heater.

## KITCHEN/ LIVING AREA

17' 7" x 15' 6" (5.36m x 4.73m) Double glazed uPVC windows, to front aspect. Newly fitted kitchen with laminate flooring. Part tiled splashbacks. Fitted kitchen, with wall and base units incorporating stainless steel sink. Integrated oven, with four ring electric hob and extractor over. Space for washing machine and fridge freezer. Extractor fan. Wall mounted storage heater. Open plan living.

## BEDROOM

12' 0" x 9' 10" (3.68m x 3.02m) Double glazed uPVC windows, to rear aspect. Laminate flooring. Wall mounted storage heater.

## BATHROOM

6' 11" x 6' 2" (2.11m x 1.89m) Double glazed uPVC window, to rear aspect. Tiled flooring. Part tiled walls. Panelled bath, with shower over. Pedestal wash hand basin. W.C. Shaver point. Heater.

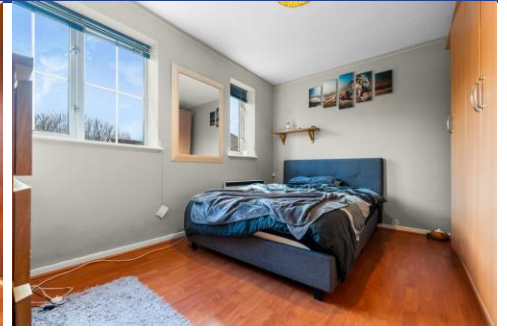
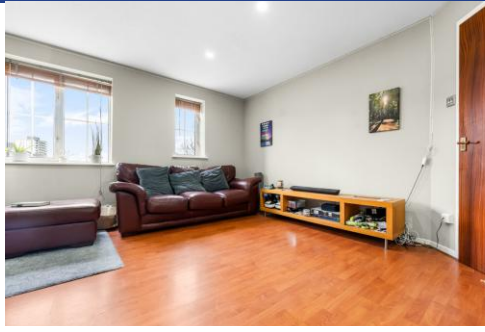
## PARKING

One allocated parking space. Visitor parking,

## TENURE

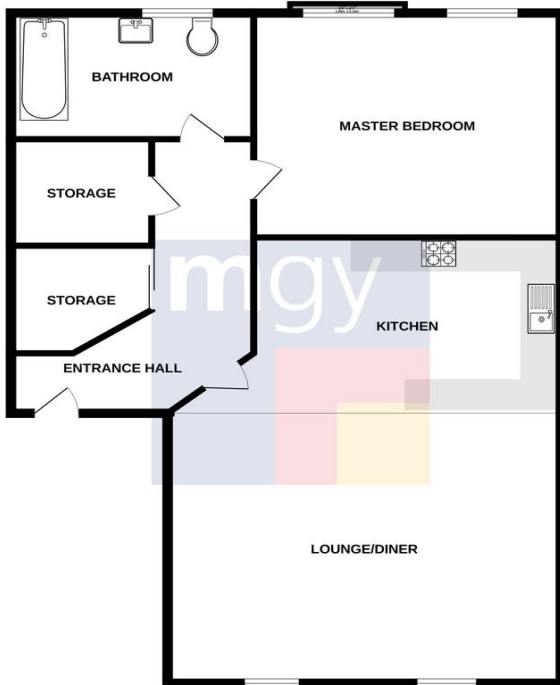
MGY are advised that the property is leasehold, with a lease 999 from approx. 1996. Service charges approx. £1,350 per annum. Ground rent £50 per annum.

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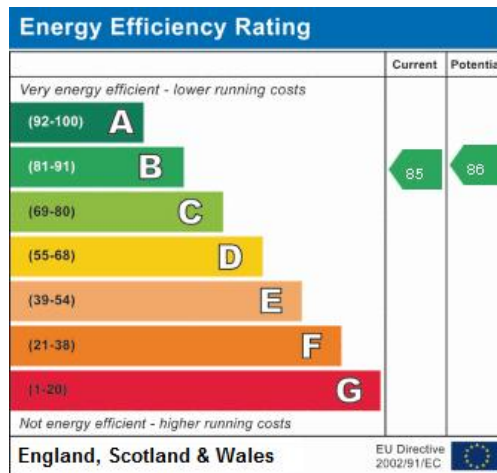


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SECOND FLOOR



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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