

# Empire Way

2 Bedrooms - Cardiff - CF11 0JW - £215,000 Leasehold



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223-225 Cathedral Road  
Pontcanna, Cardiff  
CF11 9PP

**Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB

**Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU

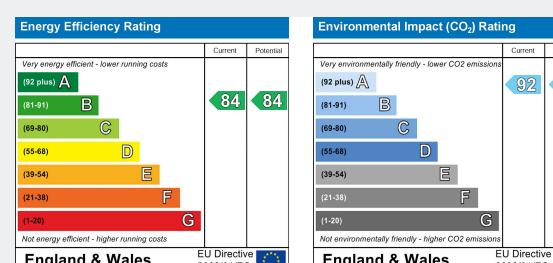
**Cathays**  
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Cathays, Cardiff  
CF24 4DX

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#### **Hall**

*Entry phone system, radiator, storage cupboard*

#### **Kitchen Living Room**

*7.70m x 6.7m (25'3" x 21'11")  
Lovely open plan space with floor to ceiling double glazed window and door to balcony, radiators, space for seating and dining, Lovely contemporary kitchen with matching wall and base units, sink and drainer unit, built in oven and hob, extractor hood, integrated fridge freezer, dishwasher and Siemens coffee machine, inset ceiling spotlights, breakfast bar*

#### **Balcony**

*Glass balustrade, artificial turf flooring, space for seating*

#### **Bedroom 1**

*4.75m x 2.72m (15'7" x 8'11") carpeted floor, radiator, Double glazed window, door to*

#### **Ensuite**

*Modern fitted shower room, walk in shower cubicle with fitted shower, low level toilet, wash hand basin, heated towel rail, fully tiled walls and floor*

#### **Bedroom 2**

*3.86m x 2.51m (12'7" x 8'2") Carpeted floor, radiator, double glazed window*

#### **Bathroom**

*Modern fitted bathroom with bath tube, low level toilet, wash hand basin, fully tiled floor and walls, heated towel rail*

#### **Tenure**

*Leasehold, with a 999 year lease from 2015 but this is to be confirmed by your solicitor*

#### **Parking**

*Allocated space and visitors spaces in car park on site*

#### **Service charge**

*We have been informed in the region of £2,368 a year which includes maintenance of*

*communal areas, Lifts, hall and car park, building insurance, heating,*





**Fantastic Bay Living!**  
Offered to market is this stunning and immaculate presented 2 DOUBLE BEDROOM apartment for sale. Boasting a contemporary finish through out with tiled floors, floor to ceiling windows and fantastic open plan kitchen diner, complete with fitted appliances & breakfast bar. Further benefiting from a master ensuite shower room, bathroom and balcony with bay Views & space for entertaining. The property is located in the popular Empire Way development in Cardiff Bay, within close walking distance to local shops, restaurants and bars in Penarth marina and Cardiff Bay. This property would make an ideal home for professionals or buy to let. Property currently tenanted until March 2022. Outside you have allocated parking and visitor parking.

- 2 x double bedrooms
- Ensuite
- Balcony
- Parking
- Great Rental

**818.00 sq ft**