

FOR SALE

Aquila Apartments, Cardiff Bay



Located in the popular Cardiff Bay area, on offer is a very attractive and modern 5th floor **one bedroom** apartment.

Close to Cardiff Bay Railway Station with excellent transport links into the city centre and M4. Walking distance to an array of bars, restaurants, local shops, cinema and the Welsh Millennium Centre.

With a quiet and private entrance, the property is very light and airy, decorated to a very good standard. It benefits from a dedicated concierge service, communal lifts, secure door entry, double glazing and good quality laminate flooring throughout, plus undercroft parking.



(100% PRICE - £115,000)

70.495% PRICE

£81,069.25



Viewings will be held on

22.03.18 (between 5.00pm— 7.00pm)

Please contact Cardiff Council on 029 2053 7366 or email LCHO@cardiff.gov.uk to arrange a viewing

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg

Property Information

Hallway — Spacious entrance with access to storage cupboard and airing cupboard, plus wall mounted door entry intercom. Good quality laminate flooring.

Lounge (12'4" x 9'8") — good sized open plan lounge with good quality laminate flooring. Space for table & chairs.

Kitchen (5'9" x 10'1")- fully fitted modern kitchen including floor and wall mounted units. Space for white goods, including dishwasher. Good quality laminate flooring.

Master Bedroom (12'4" x 9'8") — Good sized double bedroom with mirrored wardrobe to remain. Good quality laminate flooring.

Bathroom (7'5" x 5'5") — white modern bathroom suite with bath and over head shower with glass screen. Wall Shelves to remain.

Curtain poles and blinds in bedroom and living rooms to remain. All flooring to remain throughout the apartment.

Parking - Undercroft secure unallocated permit parking with fob access.

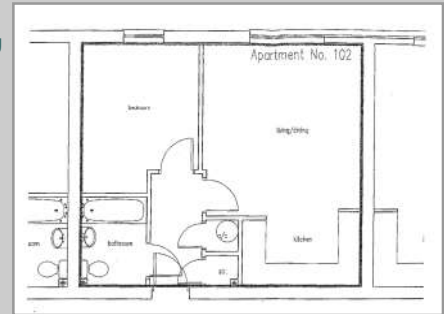
Service Charge - £346.82 per quarter, which includes water rates, ground rent and building insurance

Council Tax— Band C

EPC Rating - 67(D) (Report will be provided with application pack)

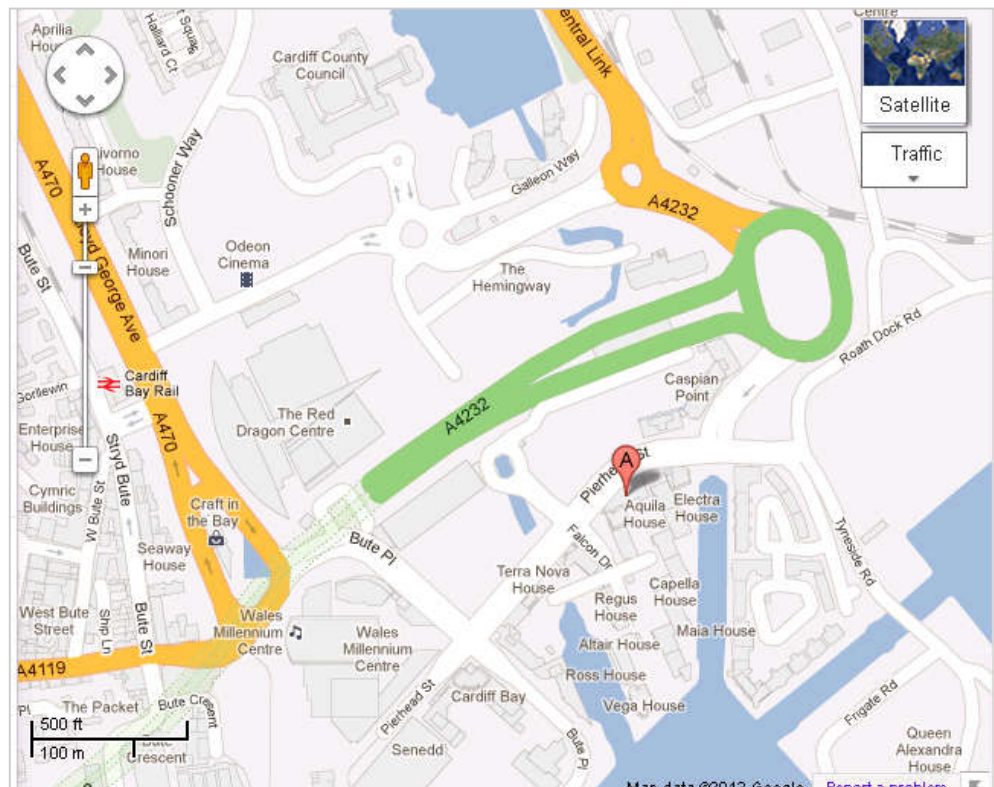
Price: £81,069.25 * This represents an 70.495% equity share under the Assisted Home Ownership Scheme. Cardiff Community Housing Association will retain the remaining 29.505% equity share in the property.

The owner will be available at the viewing to answer any questions you may have about the property.



Location -

102 Aquila House
Falcon Drive
Cardiff Bay
Cardiff
CF10 4PE



Property Misdescription Act 1991

These sales particulars are for general guidance purposes only. They do not form or constitute any part of an offer or contract. We have not carried out a structural survey of the property and any services, appliances of specific fittings mentioned in these details have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and must not be relied upon when purchasing carpets and other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given only and should be checked and confirmed by a licensed conveyancer prior to exchange of contracts.