

FOR SALE

Aquila Apartments, Cardiff Bay



Located in the popular Cardiff Bay area, on offer is a very attractive and modern 4th floor **two 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, the Cardiff Bay Barrage and the Welsh Millennium Centre.

(100% Price - £135,000)

70.496% Purchase Price

£95,169.60

The property is very light and airy, decorated to a good standard. It benefits from a dedicated concierge service, communal lifts, secure door entry, double glazing throughout and lovely views of



Cardiff. The property is currently vacant and ready for occupation.



Viewings will be held on

27.03.18 (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 a storage cupboard and airing cupboard offering additional storage. Neutral carpets. Wall mounted door entry.

Lounge (7.31m x 3.15m includes kitchen) — generous sized open plan lounge with neutral carpets and floor to ceiling windows. Shelving to remain.

Kitchen - fully fitted modern kitchen with space for white goods and ample cupboard storage. Shelving and over-hob utensil holder to remain.

Master Bedroom (4.21m x 2.7m)— good sized double bedroom with neutral carpet and floor to ceiling windows.

Second Bedroom (3.64m x 2.1m) - double bedroom, with good quality carpet to remain.

Bathroom (2.37m x 1.7m) — white bathroom suite with over head shower, mirror and wall light above wash hand basin and vinyl flooring.

Parking - Undercroft secure unallocated parking and secure bike storage.

Service Charge - £100.87pcm, which includes water rates, ground rent and building insurance

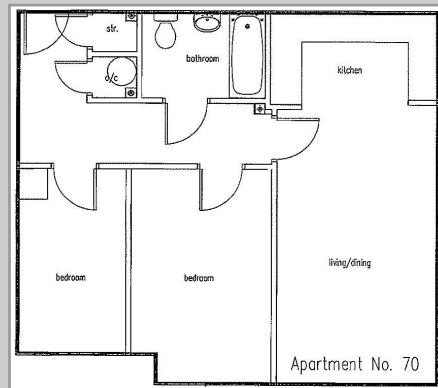
Council Tax— Band D

Tenure — Leasehold (125 years from Sept 2006)

EPC Rating - 77 (C) Full report will be provided with the application form

Price: £95,169.60* This represents a 70.496% equity share under the Assisted Home Ownership Scheme. Cardiff Community Housing Association will retain the remaining 29.504% equity share in the property.

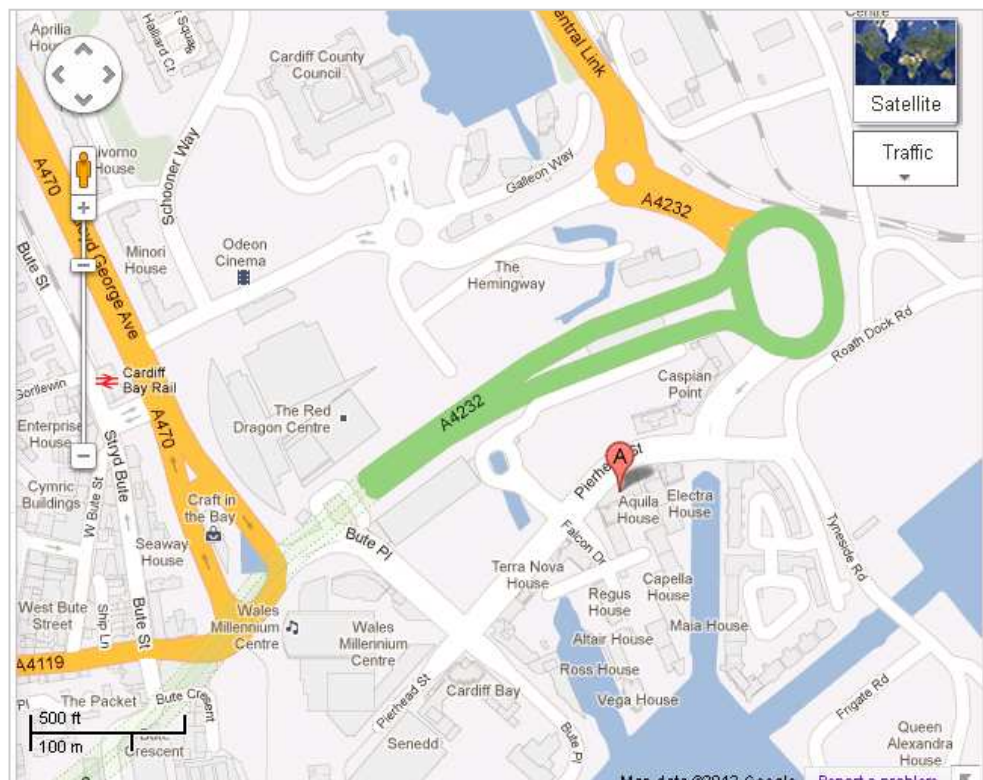
THE OWNER WILL BE AVAILABLE TO ANSWER ANY QUERIES YOU MAY HAVE AT THE VIEWING.



ALL FIXTURES INCLUDING SHELVING AND FLOORING AS SEEN ARE INCLUDED IN THIS SALE

Location -

70 Aquila House
Falcon Drive
Cardiff Bay
Cardiff
CF10 4PD



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.