

FOR SALE

Aquila Apartments, Cardiff Bay ****FULLY FURNISHED****



Located in the popular Cardiff Bay area, on offer is a very attractive and modern 4th floor **one bedroom corner** 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.

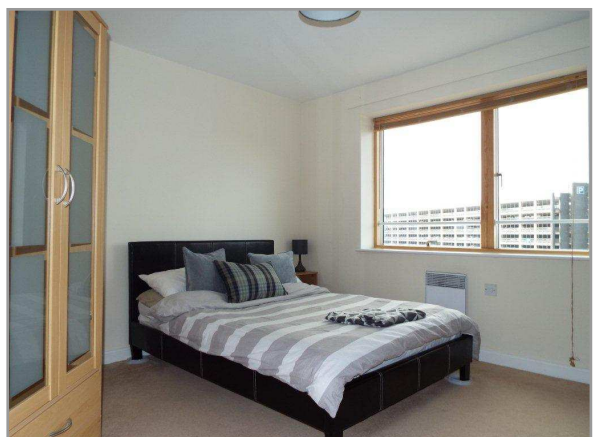
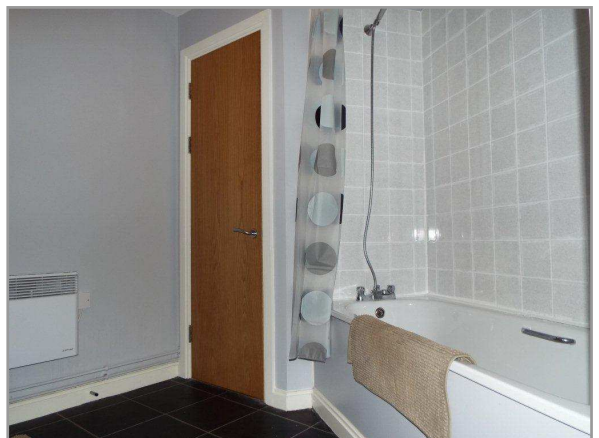
With a quiet and private entrance, the property is very light and airy, decorated to an excellent standard. It benefits from a dedicated concierge service, communal lifts, secure door entry, double glazing throughout, views of Cardiff and is fully furnished.



(100% REDUCED PRICE - £108,000)

70.495% REDUCED PRICE

£76,134.60



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

Communal Entrance—large, spacious and quiet private entrance hallway leading to front door.

Hallway — Spacious entrance with access to storage cupboard and wall mounted door entry intercom. Neutral carpets to remain. Wall mounted radiator.

Lounge (4m x 4.8m – includes kitchen) — good sized open plan lounge with neutral carpets and wall mounted radiator. Double aspect windows with views across Cardiff. Area suitable for table & chairs.

Kitchen - fully fitted modern kitchen including floor and wall mounted units. Free standing fridge freezer, oven and washing machine to remain. Good quality tiled flooring.

Master Bedroom (4m x 3.6m) — Very quiet large corner bedroom with large window overlooking Cardiff City Centre. Triple wardrobe, double bed and bedside table to remain. Wall mounted radiator.

Bathroom (2.1m x 2.2m) — white modern bathroom suite with bath and over head shower and vinyl flooring. Access to large storage cupboard housing water tank.

Parking - Undercroft secure unallocated permit parking with fob access.

Service Charge - £300.01 per quarter, which includes water rates, ground rent and building insurance

Council Tax— Band C

EPC Rating - 84(B) (Report will be provided with application pack)

Price: £76,134.60 * 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.

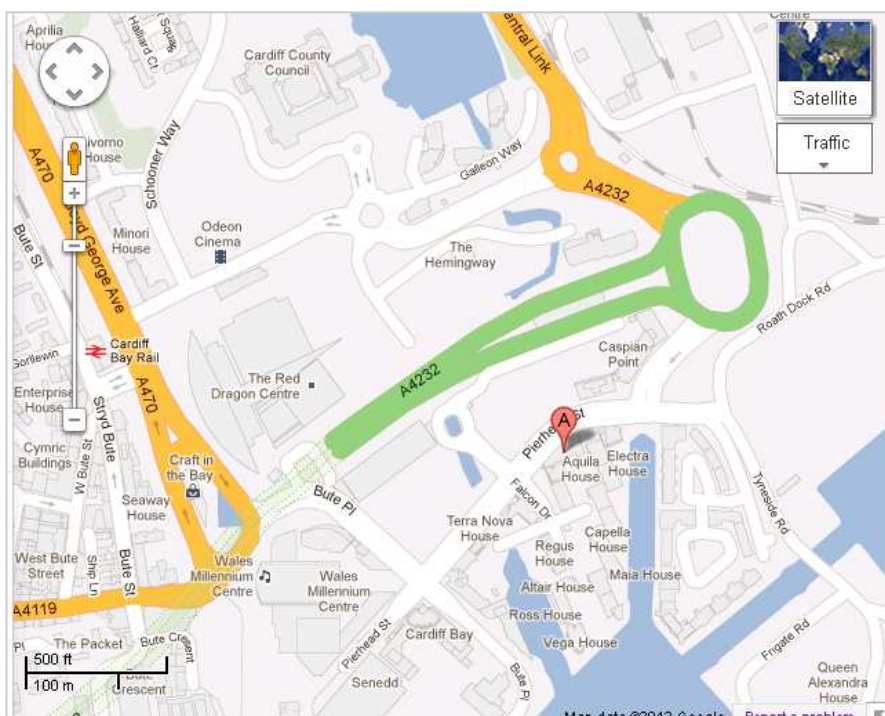
***The apartment sale includes all furniture, fixtures and fittings ***

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



Location -

82 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.