

FOR SALE

AQUILA APARTMENTS CARDIFF BAY



Located in the popular Cardiff Bay area, this is an attractive and modern 5th floor, two-bedroom apartment.

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

The property is very well presented and is decorated to an excellent standard. It benefits from a dedicated concierge service, communal lifts, secure door entry, recently installed sprinkler system, and double glazing throughout.



70.496% Purchase price £102,219.20
(100% Price - £145,000.00)



Viewings will be held 3rd August '23 (between 4.00pm – 6.00pm)

Please contact Carol on 029 2046 8491 or 07966 632754 to arrange a viewing time.

Deadline for applications: 5.00pm, 29th August '23

Property Information

- Hallway (4.60m x 2.96m) — entrance to apartment with storage cupboards off hallway and wall mounted door entry system and laminate flooring.
- Lounge (4.60m x 2.96m) — good sized open plan living area with laminate flooring, grey walls and views across Cardiff. Blinds and curtain pole to remain.
- Kitchen (2.62m x 2.32m) - fully fitted kitchen with ample cupboard storage and laminate flooring and cooker to remain.
- Bathroom (2.48m x 1.84m) — white bathroom suite with shower over bath and tiled flooring. Access to newly installed converted water heater and airing cupboard and shelf to remain.
- Master Bedroom (4.60m x 2.96m)— good size double bedroom with neutral carpets. Blinds and curtain pole to remain.
- Second Bedroom (3.95m x 2.13m) – double bedroom with neutral carpet. Blinds and curtain pole to remain.
- Parking - Undercroft unallocated permit parking and bike storage also available.
- Service Charge - £296.65 per quarter, which includes water rates, ground rent and building insurance.
- Council Tax— Band D
- Tenure — Leasehold (125 years from Sept 2006)
- EPC Rating – 76 (C) Full report will be provided to the successful applicant.

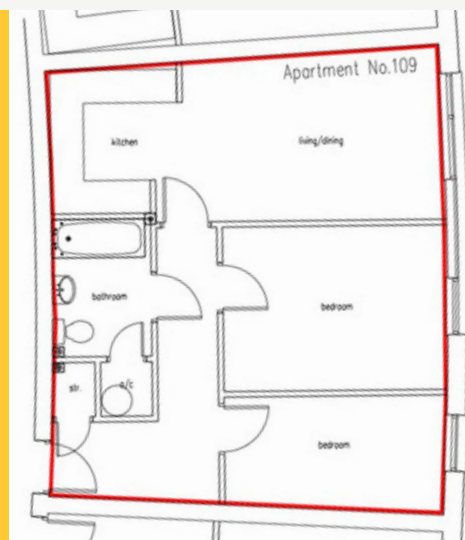
All flooring, cooker, blinds & curtain poles are included in the sale.

Owner also willing to accept offers on some items of furniture.

More Information

This property is sold as a SHARED EQUITY. The successful applicant will purchase a 70.496% equity share under the First Homes Cardiff Scheme and will be the 100% registered owner of the property on sale completion. Cardiff Community Housing Association will retain the remaining 29.504% equity share in the property.

Rent is not payable on the 29.504%.



Disclaimer

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.