

# FOR SALE

## AQUILA APARTMENTS CARDIFF BAY



Located in the popular Cardiff Bay area, this is an attractive and modern 6th 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.



**80% Purchase price £112,000**  
(100% Price - £140,000)



**Viewings** will be held 1st 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 - entrance to apartment with storage cupboard off hallway, plus airing cupboard with water storage tank. Wall mounted door entry system and laminate flooring.
- Lounge - good sized open plan living area with laminate flooring, and floor to ceiling windows. Blinds to remain.
- Kitchen - fully fitted kitchen with ample cupboard storage and space for white goods. Wood effect laminate flooring.
- Bathroom - white bathroom suite with shower over bath, neural walls and flooring.
- Master Bedroom - large double bedroom with laminate flooring and floor to ceiling windows. Blinds to remain.
- Second Bedroom – double bedroom with laminate flooring. Blinds 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 – 68 (D) Full report can be viewed on gov.uk website.

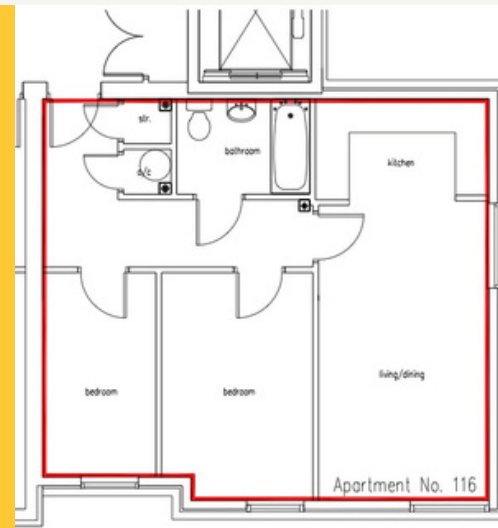
All flooring, window blinds and light fixtures as seen included in the sale.

Owner also willing to accept offers on existing fixtures and white goods.

## More Information

This property is sold as a SHARED EQUITY. The successful applicant will purchase a 80% 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 20% equity share in the property.

Rent is not payable on the 20%.



## 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 or 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.