



Waterford House, Watkiss Way, Cardiff, CF11 0TB

£350,000



- **Fourth Floor**
- **Two Bedrooms**
- **Water Views**
- **Modern Bathroom & Ensuite**
- **Balcony**
- **No Onward Chain**
- **EPC Rating B**

Description...

Experience waterfront luxury in this highly sought after apartment block, showcasing a sunlit south-facing orientation with captivating views of d Cardiff Marina. Just a short stroll from Penarth and Cardiff Bay, this striking apartment defines contemporary living at its finest.

Located on the fourth floor, accessibility is a breeze with the choice of a convenient lift or a communal stairwell. Step into an inviting entrance hall, complete with a utility cupboard featuring ample space and plumbing for a washing machine.

The open-plan lounge, dining, and kitchen area exudes a bright and airy ambiance and the space seamlessly extends to a full-size balcony, accessible through floor-to-ceiling patio doors and windows that frame stunning Marina views. The kitchen boasts a modern design with a range of base and eye-level units, enhanced by solid work surfaces, Integrated appliances, including an electric hob with extractor, electric oven, microwave, and dishwasher.

This apartment enjoys two generous double bedrooms, the main of which features an exceptionally spacious master suite with a contemporary en suite shower-room. A main bathroom is also accessible of the entrance hallway.

Additional perks include underfloor heating, allocated under-croft parking, and the luxury of a concierge service. Don't let this wonderful opportunity pass you by - contact us today to secure your viewing appointment and witness the epitome of upscale waterfront living.

Additional Information

Tenure: Leasehold

Years Remaining on Lease: 244

Service Charge:

Ground Rent:

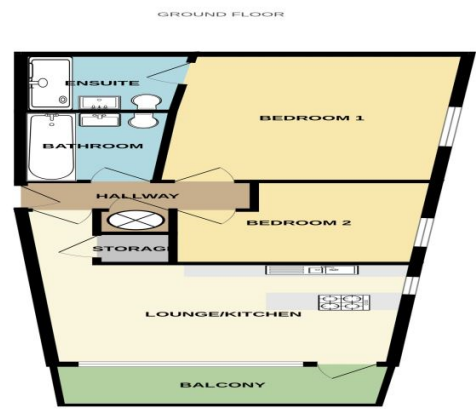
EPC Rating: B

Council Tax Band F £2369 approx.

Accommodation...

- Lounge / Kitchen
- Bedroom One
- En-Suite
- Bedroom Two
- Main Bathroom



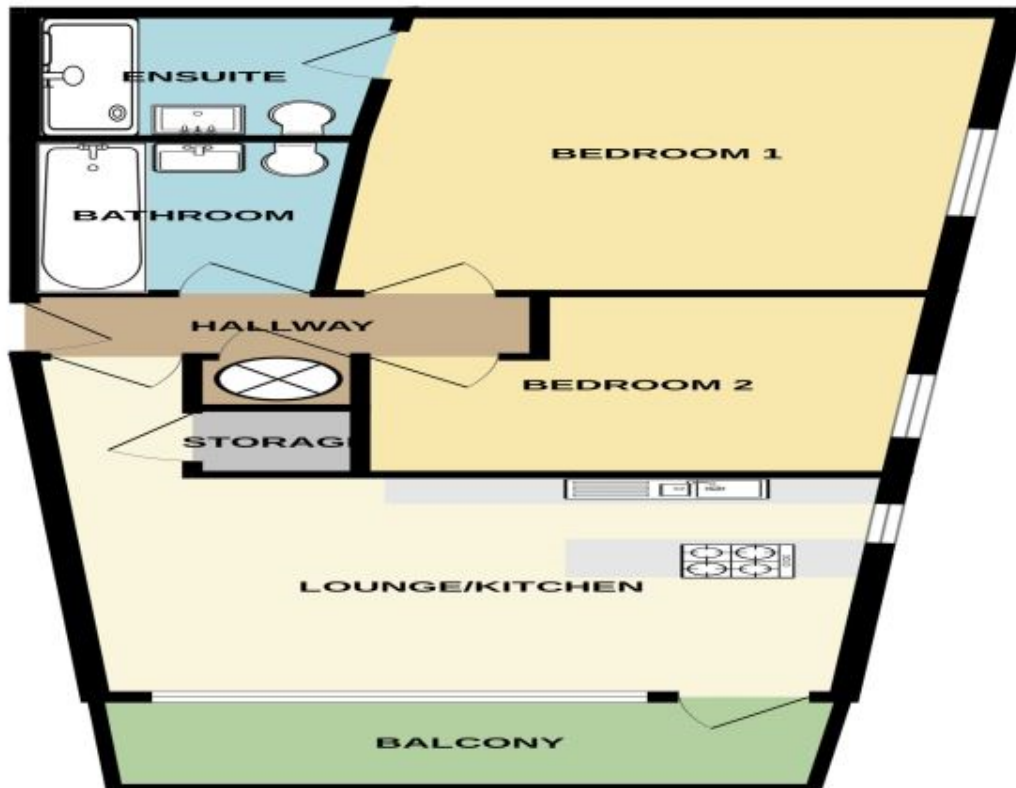


TWO BEDROOM FOURTH FLOOR APARTMENT

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Floorplan

GROUND FLOOR



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Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	