



Waterford House, Watkiss Way, Cardiff, CF11 0TB

£385,000



- Duplex Apartment
- Roof Terrace
- No Onward Chain
- Pristine & Immaculate
- Two Bedrooms
- Two Bathrooms
- EPC Rating B

Description...

A fantastic opportunity to acquire an exceptional seventh-floor apartment boasting an expansive two-floor design that offers a generous living space throughout. Entering the property you will soon find yourself in a light-filled open plan lounge/diner/kitchen space that is perfect for entertaining friends and family. A 'study/reception room', 'utility room' and 'bathroom' can also be found on the ground floor along with access to your very own roof terrace. Two double bedrooms and modern four piece bathroom suite are available off the first floor landing.

Moving into Bayscape Marina you will enjoy the benefits of an onsite concierge service, secure gated access to an allocated undercroft parking space and the convenience of being situated within range of local amenities, charming cafes and Cogan Train Station (Penarth). Exciting attractions are nearby such as Cardiff International Pool and Cardiff International White Water.

This amazing apartment is being offered to market with no onward chain. Viewing comes highly recommended.

****An EWS1 form is in place****

Additional Information

Tenure: Leasehold

Service charge 2023 - £ 4,581.88 p/a

Ground Rent 2023 - £ 250.00 p/a

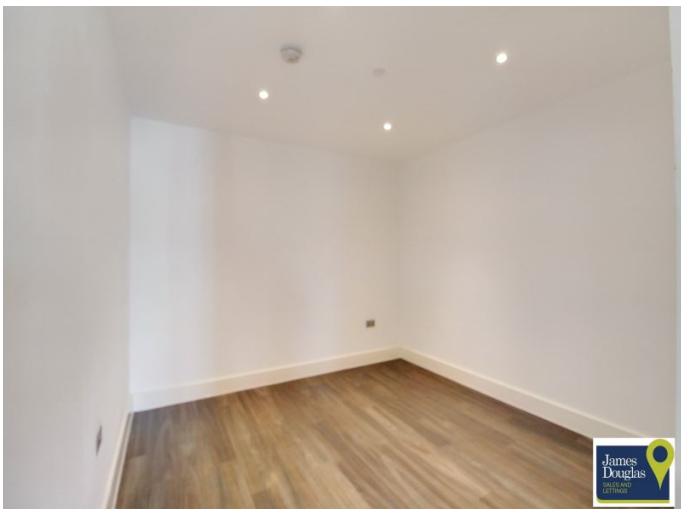
244 Years Remaining on Lease

Council Tax Band: G

EPC Rating: B

Accommodation...

- Entrance Hallway
- Lounge/Dining Area/Kitchen
- Study
- Ground Floor Bathroom
- Bedroom One
- Bedroom Two
- First Floor Bathroom
- Roof Terrace





Floorplan

Energy Rating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92- A		
(81-91) B	84	84
(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	