

**Waterford House, Bayscape, Cardiff Marina, CF11 0TB**  
**£360,000**



- Two Double Bedrooms
- Bathroom and En Suite
- Very Well-Presented
- Allocated Parking
- Water Views
- Excellent Location
- On Site Concierge
- Balcony
- EPC Rating TBC

# Description...

Welcome to the pinnacle of modern living in the highly sought-after development of Bayscape, where stunning views and unparalleled luxury come together in perfect harmony. This premium 2 bedroom apartment is a true masterpiece, boasting 2 bathrooms, including a lavish en-suite retreat that's sure to leave you feeling pampered and relaxed.

As you step into this sleek space, you'll be struck by the sense of calm and serenity that pervades every corner. Floor-to-ceiling windows stretch across the living area, bathing the space in natural light and framing beautiful views of the marina. The perfect setting for entertaining or simply relaxing, this apartment is designed to make every moment feel special.

The beautifully appointed open-plan kitchen and living area is a chef's dream come true, with top-of-the-line appliances and ample storage space. The stylish kitchen island provides ample space for food preparation and dining, while the plush lounge area is perfect for unwinding after a long day.

The two spacious bedrooms are a delight, each with its own unique character and style. The en-suite master bedroom boasts a stunning walk-in shower, vanity unit, and generous wardrobe space, ensuring a restful night's sleep in style. The second bedroom is equally impressive. Lastly the apartment also features an impressive balcony that spans the width of the apartment, giving you a relaxing & private space to enjoy the sun with family and friends.

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

## Additional Information

---

Tenure: Leasehold

Service charge 2024 - £ £2,245.85 p/a

Ground Rent 2023 - £ 250.00 p/a

244 Years Remaining on Lease

Council Tax Band: G

EPC Rating: B

Disclaimer - Some of the marketing photos have been virtually homestaged .

# Accommodation...





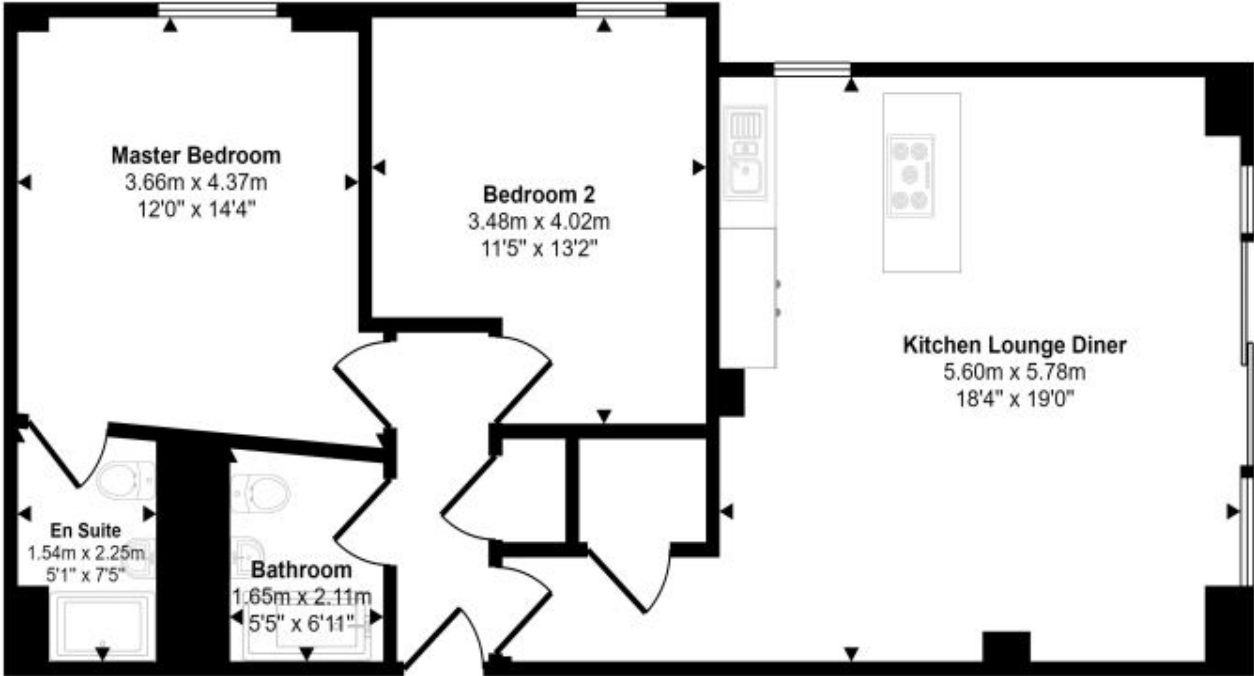


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Floorplan

Approx Gross Internal Area  
81 sq m / 867 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 