



**Vega House, Falcon Drive, Cardiff, CF10 4RG**

**£220,000**



- **Modern Throughout**
- **Water Views**
- **No Onward Chain**
- **10th Floor Apartment**
- **En-Suite**
- **On Site Concierge**
- **Allocated Parking**
- **Two Double Bedrooms**
- **EPC Rating TBC**

# Description...

James Douglas is delighted to welcome this two double bedroom 10th floor apartment property to the market. Situated on the fully gated development at Vega House, Falcon Drive complete with secure entry and 24 hour concierge. Vega House is within walking distance of Mermaid Quay which has a wealth of Restaurants and bars and only minutes away from all the Cardiff Bay attractions. The perfect property for any prospective buyer. This property is in close proximity to Cardiff Bay and Cardiff City Centre. In brief terms the accommodation comprises an entrance hallway, bathroom, living/kitchen/diner, bedroom one with en-suite and bedroom two all on one floor. Electric skirting board central heating and double glazed throughout. Allocated on-site parking for one car. EPC TBC. Council tax band F.

**\*\*NO ONWARD CHAIN\*\***

**\*\*FANTASTIC WATER VIEWS\*\***

**\*\*ALLOCATED PARKING AVAILABLE\*\***

**\*\*SOME ITEMS OF FURNITURE ARE NEGOTIABLE\*\***

Vega House, Falcon Drive is a few minutes walk from Cardiff Bay which includes a wide range of shops, bars, restaurants and sporting and recreational facilities. The local primary schools are Mount Stuart Primary School & St Cuthbert's R.C. Primary School with the local high school being Willows High School. There is a useful mainline railway station in Cardiff Bay. Easy access to the A4232/M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

## Additional Information

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Tenure: Leasehold

125 years remaining on lease from 01/01/2006

Service Charge - £4061.34 annually

Ground Rent - £150 annually

EPC: TBC

Council Tax Band: F

# Accommodation...

- Entrance Hallway
- Bathroom
- Kitchen/Living/Dining Room
- Balcony
- Bedroom One
- En-suite
- Bedroom Two
- Outside
- Directions





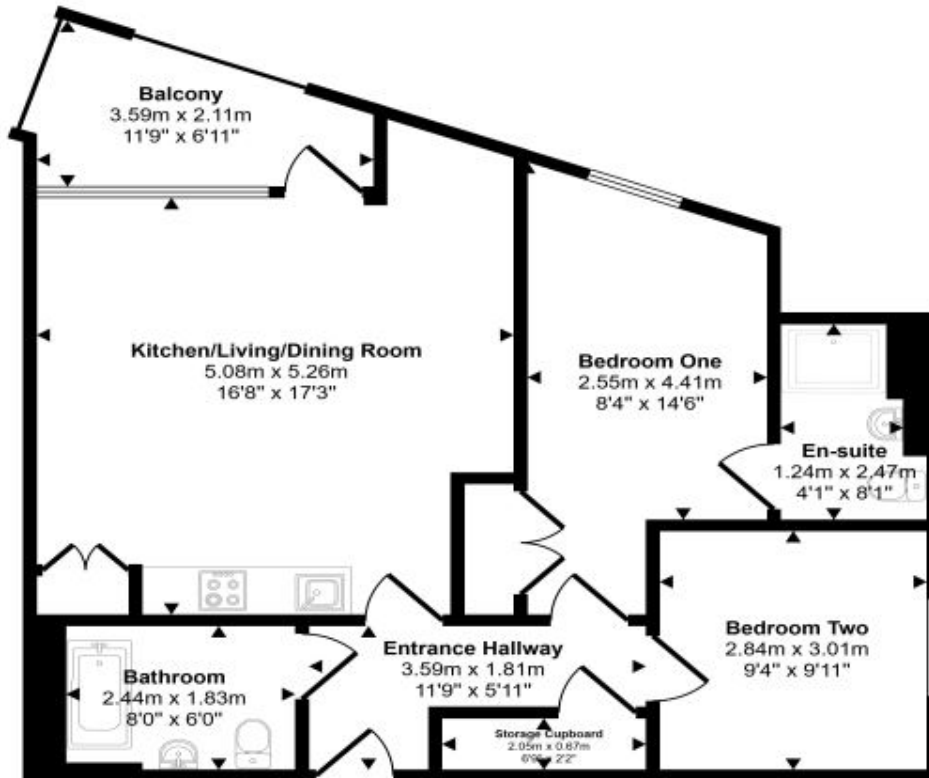






# Floorplan

Approx Gross Internal Area  
66 sq m / 712 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 |
|--|----------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                            |           |
| 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> |                            |           |
| <i>Not energy efficient - higher running costs</i> |          |                            |           |
| <b>England &amp; Wales</b>                         |          | EU Directive<br>2002/91/EC |           |