



guide price  
leasehold **£200,000**

## Windlass Court, Cardiff CF10 4NG

- EPC Rating: B
- First Floor Apartment
- Modern Kitchen and Bathroom
- Communal Gardens
- Allocated Parking







## About The Property

This well presented two bedroom first floor apartment is within walking distance to both Cardiff Bay and the City Centre. The property has been well maintained throughout and has been upgraded and modernised with a renovated kitchen and bathroom. Offering all residents access to the communal gardens along with allocated parking plus additional parking for visitors. There are a range of public transport links that leads into the City Centre which offers a range of high street shops, restaurants and public houses.

Internally the accommodation comprises: Intercom entry system with stairs leading to all floors, hallway, lounge, kitchen, bedroom one, bedroom two and a bathroom complete with three piece suite.

## Accommodation

### Entrance Hall

Intercom entry system. Staircase leading to all floors.

### Hall

Access to all rooms. X2 storage cupboard providing storage.

### Kitchen

9' 2" x 12' ( 2.79m x 3.66m )

Fitted with a range of base and eye level units with contrasting worktops over. Inset stainless steel sink unit plus drainer. Space for free standing oven, hob and cooker hood. Space for American style fridge/freezer and space for a washing machine. Combi boiler wall mounted to external wall. Window to rear.

### Lounge

15' 10" x 12' 8" ( 4.83m x 3.86m )

Bay window to front with Juliet balcony. Window to front.



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## Bedroom One

12' 10" x 10' 5" ( 3.91m x 3.17m )

Built in wardrobes surround bed. French doors to side with Juliet balcony.

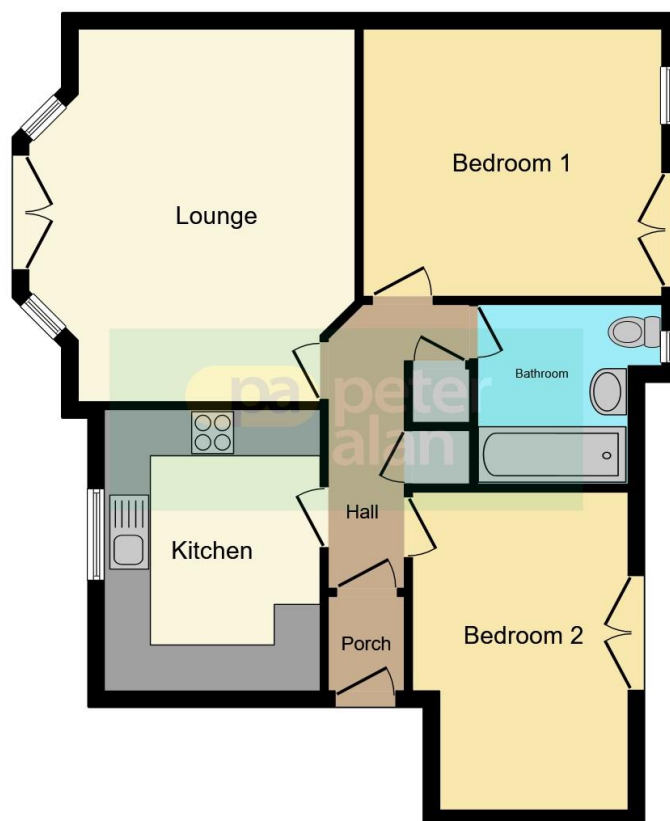
## Bedroom Two

13' 9" x 9' 3" ( 4.19m x 2.82m )

French doors to side with Juliet balcony.

## Bathroom

Fitted with a three piece suite comprising bath with shower over, WC and wash hand basin. Obscure window to side.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

