

Campbell Drive,

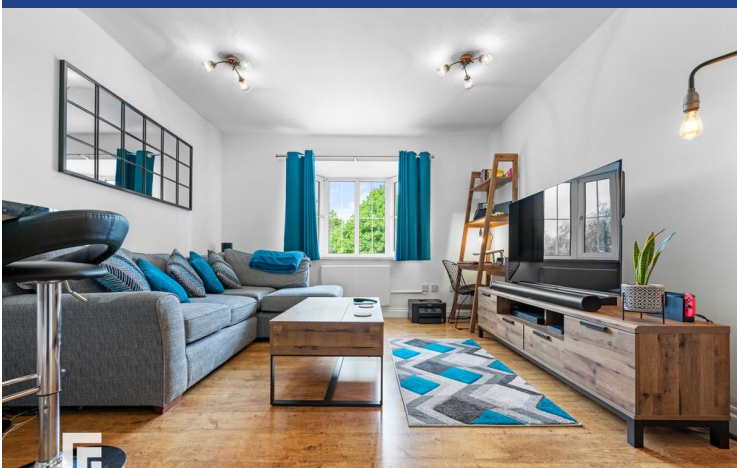
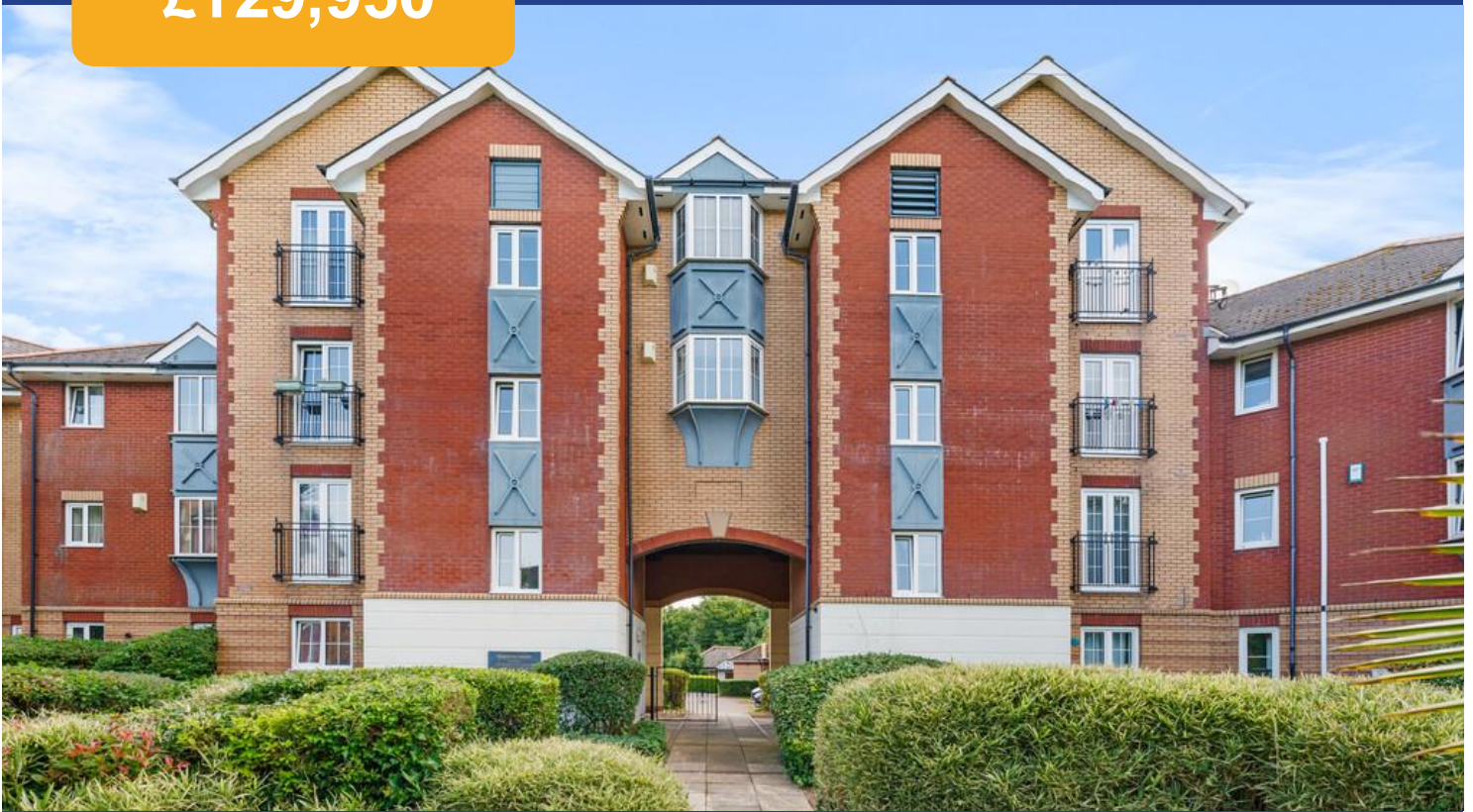
Windsor Quay, Cardiff, CF11 7QE



Estate Agents and
Chartered Surveyors

Asking Price Of

£129,950



One Bedroom Apartment



Property Description

****IDEAL FIRST TIME PURCHASE**** An opportunity to acquire a spacious one bedroom, second floor apartment in the popular Windsor Quay development, which is close to Cardiff Bay Retail Park and with excellent links to the A4232 and M4. Mermaid Quay is also close by offering a variety of bars, shops and restaurants. Frequent public transport easily accessible linking to Cardiff City Centre and surrounding areas. The accommodation comprises entrance hall, living room, open plan kitchen, bedroom and a bathroom. The property further benefits from double glazing throughout, electric Dimplex heaters, an allocated parking space and visitor parking.

Tenure Leasehold

Council Tax Band C

Floor Area Approx 452 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door. Wall mounted intercom security system. Laminate flooring. Two storage cupboards, one housing hot water tank. Electric Dimplex wall panel heater.

LOUNGE/DINER

17' 10" x 11' 7" (5.44m x 3.55m)
Double glazed uPVC bay windows to front. Laminate flooring. TV aerial point. Telephone point. Electric Dimplex wall panel heater. Open plan to:-

KITCHEN

8' 2" x 7' 2" (2.51m x 2.19m)
Laminate flooring. Fitted units with work surfaces incorporating stainless steel sink. Ample storage. Breakfast bar with space for breakfast stools. Built in oven, four ring ceramic hob and stainless steel extractor hood over. Built in washer/dryer and fridge. Extractor fan. Space for freezer.

BEDROOM

12' 0" x 9' 8" (3.68m x 2.96m)
Double glazed uPVC window to rear and French doors to Juliette balcony. Laminate flooring. Fitted wardrobes and storage unit. Electric Dimplex wall panel heater.

BATHROOM

6' 11" x 5' 6" (2.12m x 1.69m)
Tiled flooring. Part tiled walls. Panelled bath with main shower over. Glass shower screen. Pedestal wash hand basin. W.C. Heated towel rail.

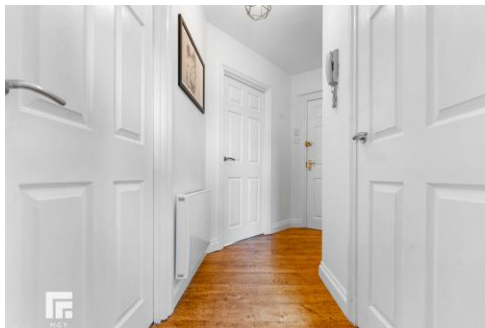
PARKING

Allocated parking space. Visitor parking.

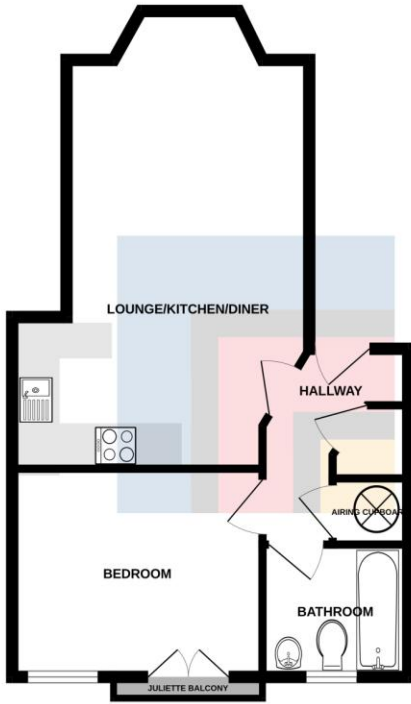
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from approx. 1990. Service charges of £1,330 per annum, which includes building insurance, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space and visitor parking Ground rent £55 per annum.

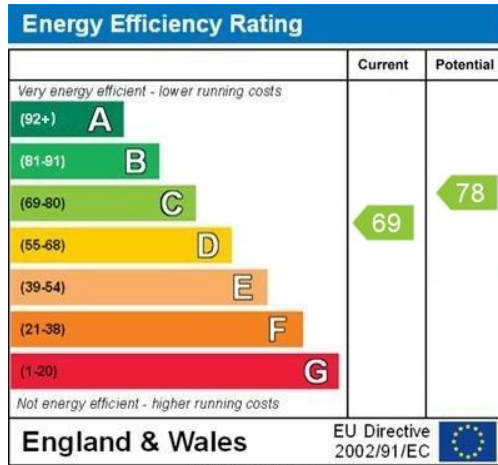
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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