James Douglas
SALES AND LETTINGS

FOR SALE

Waterford House, Watkiss Way, Cardiff, CF11 0TB

£375,000

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

James Douglas Sales & Lettings, St Martins Row, 1 Albany Rd, Cardiff , CF24 3RP
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Description…

A fantastic opportunity to acquire an exceptional seventh-floor Duplex 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. The property is currently occupied by tenants with an occupational contract in place.

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
243 Years Remaining on Lease
Council Tax Band: G
EPC Rating: B

Some rooms have been home staged for marketing purposes and the property is available vacant and unfurnished

Accommodation…

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

Floorplan

Energy Rating