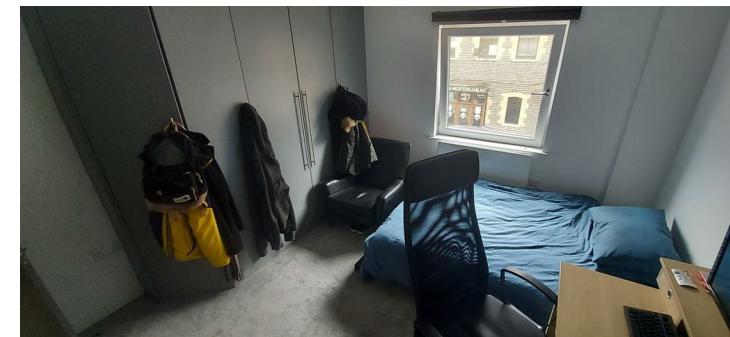


Communal Hall, Stairs & Lifts

Entered via secure gate and door at small courtyard into this large communal lounge and reception area. Doors to lifts, stairs and secure parking

Entrance Hall

With doors ff to lounge, two bedrooms & bathroom W.C. Laminate floor. Electric heater. Intercom handset. Double closet.



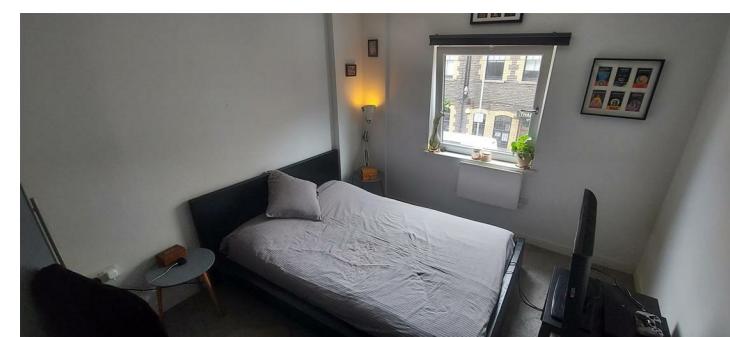
En Suite Shower W.C.

Partially tiled with suite comprising of low level W.C. Wash hand basin. Tiled & glazed cubicle incorporating mains fed mixer shower. Laminate floor. Heated towel rail



Bedroom 2 11'3" x 9'9"

Double bedroom again with fitted wardrobes. Electric heater. Window.



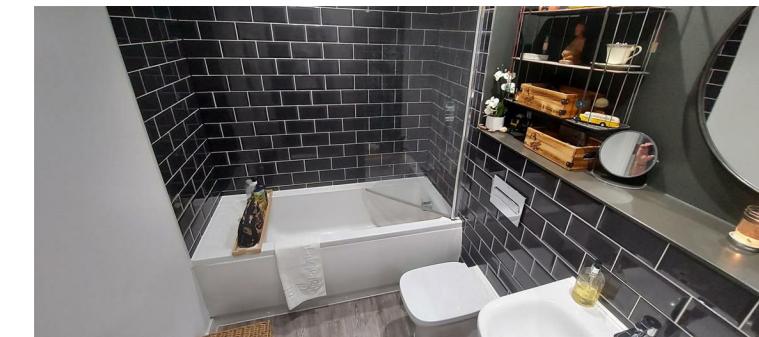
Bathroom W.C.

Partially tiled. Low level W.C. Wash hand basin. Panelled bath incorporating mains fed mixer shower & glazed screen. Laminate floor. Heated towel rail.



Master Bedroom 11'6" x 11'3"

Generous sized double bedroom with fitted wardrobes. Window. Electric heater. Door leading into:



Parking

Allocated secure parking plot access via electronic gate.

Facilities

Communal rooftop terrace



Service Charge £1383.69 Per Annum. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	79	79
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

FIXTURES AND FITTINGS

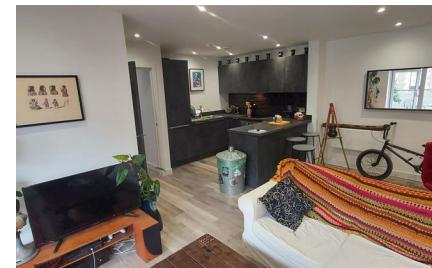
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

TENURE

The vendors advise the property to be LEASEHOLD. 125 Years from 1st January 2018. Ground Rent £230.00 Per Annum. Buildings Insurance £459.97 Per Annum.



16 Brickworks Trade Street, City Centre, Cardiff, CF10 5DD



Situated Within 200 Yards Of Cardiff Central Train Station Being Handily Placed For The Excellent Facilities Of The Capital City With Its Restaurant's, Sports Stadiums, Shopping & Retail Facilities Together With The Exciting Amenities Of Cardiff Bay Can Be Found This Recently Built Self Contained First Floor Apartment With In This New Contemporary Development Of Residential Apartments. Accommodation Briefly Comprises Of Entrance Hall, Spacious Open Plan Quality Fitted Kitchen Lounge With Integrated Appliances And Exterior Balcony Terrace, Two Double Bedrooms With Fitted Wardrobes (Master En Suite Shower Room W.C.) & Bathroom W.C. & Shower. Electric Heating. Allocated Secure Parking Plot. Intercom Security Entrance System. Very High Standard Of Finish Indeed. Communal Reception Area. Lifts. Superior Communal Roof Terrace. Really Must Be Viewed!