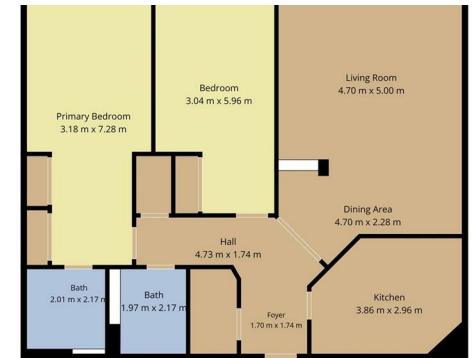




**Guide Price £219,950 , Capri House, Lynton Court, Chandlery Way, Cardiff  
CF10 5NG**



- Stylish Apartment in the Highly Desirable Century Wharf
- Located in Capri House, one of Cardiff Bay's Most Sought After Residential Buildings
- Spacious Open-Plan Living and Dining Area
- Generous Double Bedrooms, One with En-Suite
- Contemporary Bathroom with Quality Fittings
- Exclusive Residents' Leisure Facilities, Including Swimming Pool, Gym and Sauna
- Short Walk to Cardiff Bay Waterfront, Mermaid Quay and Cardiff City Centre
- Excellent Transport Links with Easy Access to Cardiff Central Station, A4232 and M4
- Ideal First-Time Purchase, City Residence or Buy-to-Let Investment
- No Onward Chain



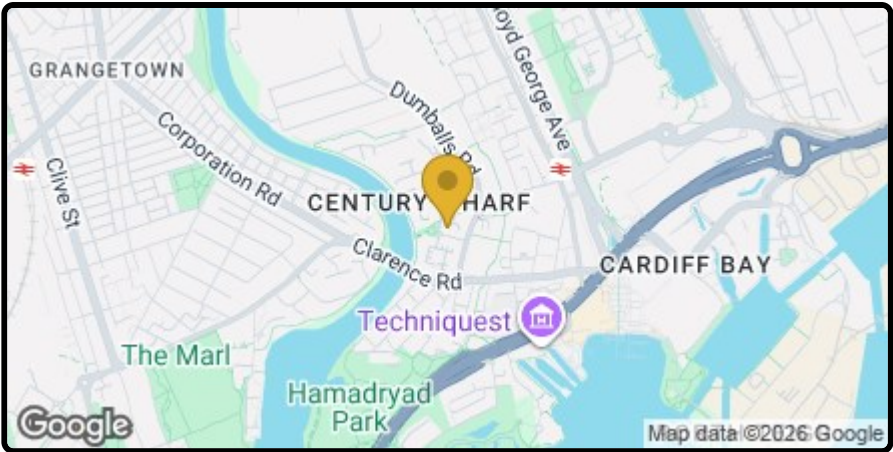
TOTAL: 106 m<sup>2</sup>



, Capri House, Lynton Court, Chandlery Way, Cardiff, CF10 5NG

Introducing Capri house, nestled in the prestigious Century Wharf gated community in Cardiff Bay. This 2-bedroom gem boasts luxury living at its finest. The master bedroom features an ensuite bathroom and spacious fitted wardrobes, while the second bedroom also offers ample storage with large fitted wardrobes. The generously sized kitchen includes additional dining space, perfect for hosting gatherings. Not to be missed, the main bathroom impresses with its generous proportions and two storage cupboards. Experience upscale living in this coveted location.

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by Key Executive Sales. Key Executive Sales accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 74      | 78                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

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

