

KEY

EXECUTIVE

SALES



Price Guide £175,000 , Adventurers Quay, Cardiff Bay CF10 4NQ



- Spacious Apartment
- Allocated Car Space
- Walking Distance to Mermaid Quay
- Concierge Service & Lift Access
- Popular Family/Safe Orientated Gated Development in the Heart of Cardiff Bay
- Circa 80m sq ft apartment



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This very spacious larger-style one-bedroom apartment, offers both comfort and convenience with ample living space and excellent storage. The property further benefits from double glazing throughout. There is allocated parking space and bike storage is available on site and extensive visitor parking.

Upon entering the apartment, you're greeted by a large, welcoming hallway, leading to a generous lounge and separate kitchen.

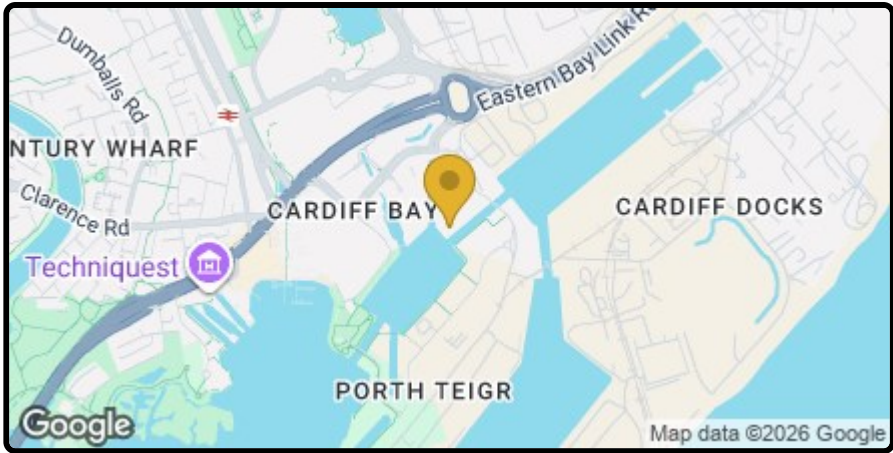
The expansive living/dining room offers a bright and airy space with floor-to-ceiling windows which boasts breathtaking water views.

The main bedroom is light, airy and spacious and features large built-in wardrobes and wonderful water views.

The good-sized bathroom is fitted with a bath, a shower over, sink and heated chrome towel rail.

This larger style one-bedroom apartment is located on the forth floor of the highly sought-after Adventurers Quay development, offering lift access from the under-croft parking for convenience.

Disclaimer - 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.



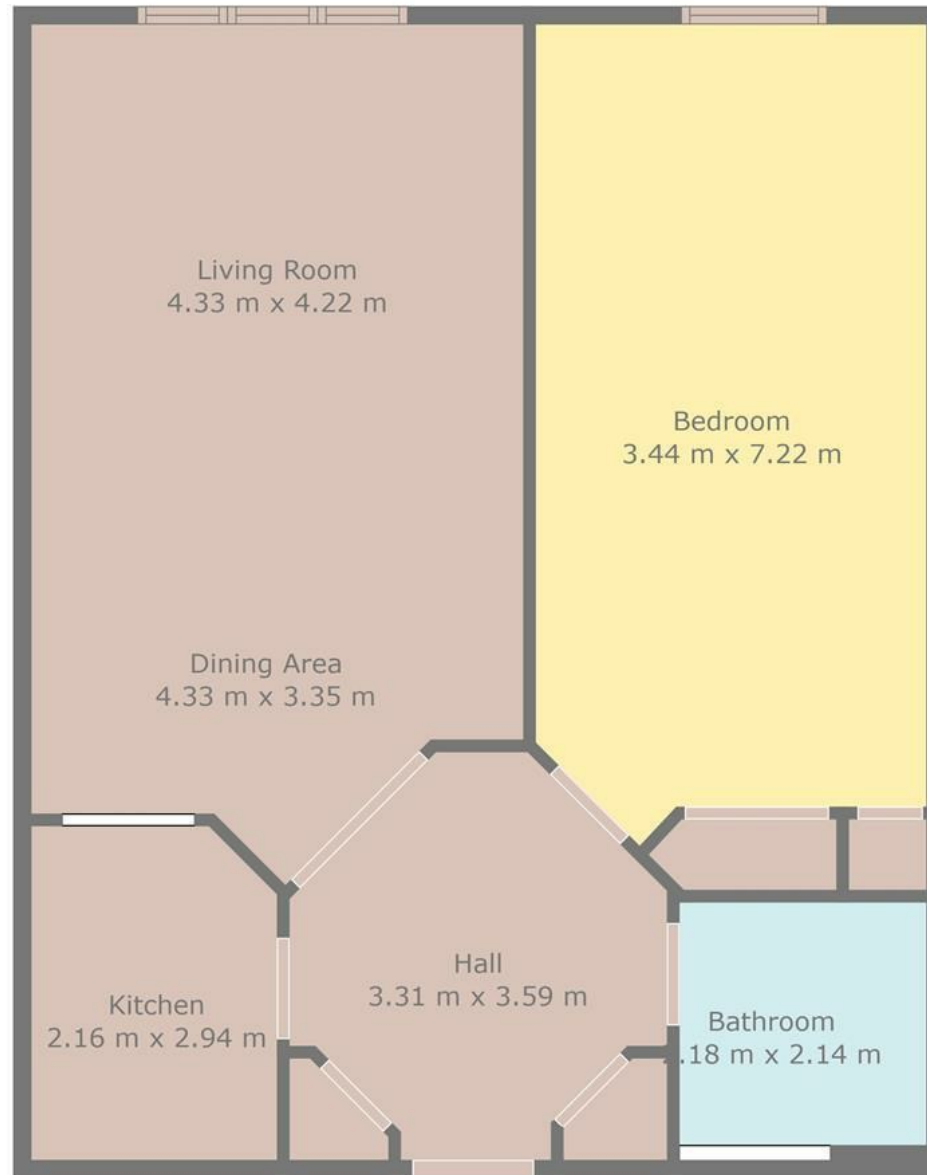
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(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	

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TOTAL: 79 m2
FLOOR 1: 79 m2