



**Guide Price £160,000 , Schooner Wharf, Schooner Drive, Cardiff Bay CF10
4ET**



- Modern one bedroom apartment
- EWS1 form in place
- Prime location close to local amenities and excellent public transport links
- Glorious side water views from both the living room and bedroom
- Offered with no onward chain
- Long lease with low service charges
- NHBC warranty cover for added reassurance



Leasehold – 250 years from annum 2017

Service Charge – £864 per annum (includes lift maintenance, video intercom, secure fob access, CCTV, communal area upkeep, regular cleaning, refuse disposal, and bike storage)

Ground Rent – £128 per

Building Insurance – £345 per annum

NHBC Warranty – Still active for peace of mind

The property is currently tenanted as such 24 hours minimum notice is required for viewings



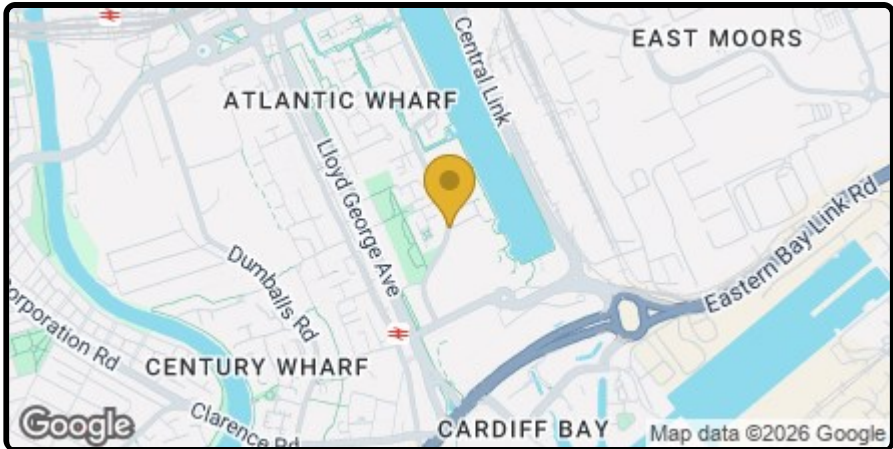
, Schooner Wharf, Schooner Drive, Cardiff Bay, CF10 4ET

This spacious and stylish first-floor apartment is set within the sought-after Schooner Wharf development, perfectly positioned between Cardiff Bay and the City Centre. Offering the best of both worlds—vibrant city life and tranquil waterside living—this modern home is ideal for first-time buyers or savvy investors.

Step inside to a welcoming entrance hall with ample storage and a secure entry system. The open-plan living space is bright and airy, featuring full-height windows that frame fantastic side views of the water. The living area and kitchen are thoughtfully designed for both comfort and functionality, complete with sleek, modern fittings and integrated appliances.

Wake up to water views from the generously sized double bedroom, which is bathed in natural light thanks to its large windows and desirable orientation. The contemporary bathroom is well-appointed with a clean, modern finish.

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 | | 88 | 88 |
| (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 | | 87 | 87 |
| (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 | |

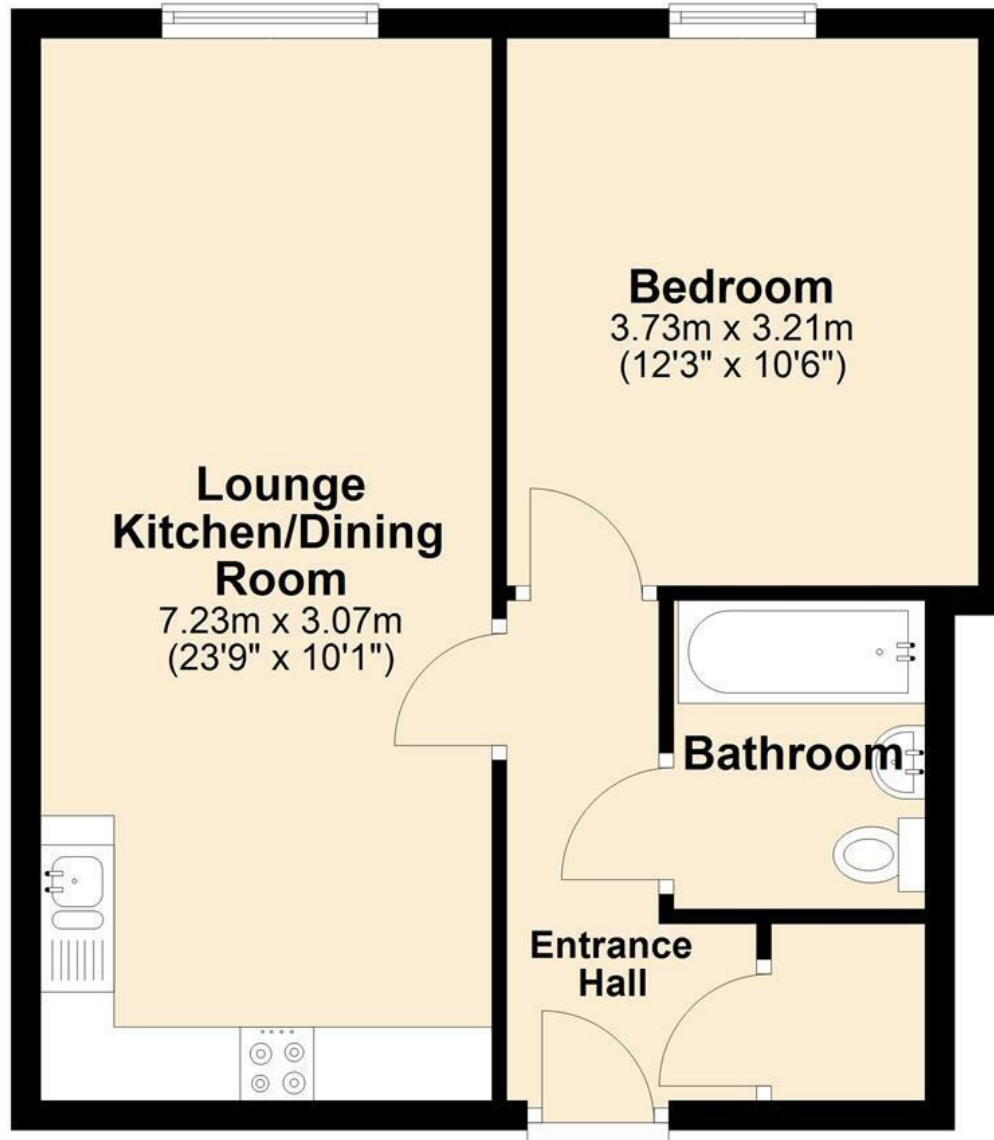
Key Executive Sales

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Ground Floor

Approx. 47.1 sq. metres (507.1 sq. feet)



Total area: approx. 47.1 sq. metres (507.1 sq. feet)