

Corvette Court

CARDIFF, CF10 4NN

GUIDE PRICE £215,000

**Hern &
Crabtree**



Corvette Court

Occupying a ground floor position, this beautifully presented two bedroom apartment offers generous proportions and plenty of natural light.

From the moment you step inside, the herringbone parquet flooring creates a warm first impression, flowing through much of the accommodation and adding character to the space. At the heart of the home is the spacious lounge, where bay windows and an additional rear window draw in natural light throughout the day, creating an inviting setting for relaxing or spending time with family and friends. The kitchen is well arranged with a range of fitted units, integrated appliances and practical work surfaces, providing everything needed without compromising on style or functionality.

Both bedrooms are well proportioned and adaptable to changing needs. The principal bedroom enjoys a peaceful rear aspect, while the second room lends itself equally well as a guest bedroom, study or dedicated home office. The bathroom is fitted with a bath and shower over, complemented by natural light from an obscure glazed window, while two built in storage cupboards in the hallway provide valuable everyday practicality.

Corvette Court enjoys an enviable position within Cardiff Bay, placing residents within easy reach of Mermaid Quay, the Wales Millennium Centre and the waterfront itself. Cafés, restaurants, parks and scenic walking routes are all close by, while regular public transport and excellent road connections make travelling into Cardiff city centre and beyond straightforward. Offering comfortable accommodation in a highly regarded location, this is an apartment that will appeal to buyers looking for a home that is both easy to live in and well connected to everything the capital has to offer.



769.00 sq ft

Communal Entrance

Communal hallway with secure entry system leading to the third floor. Internal fire door opening into a private entrance porch with further door into the apartment.

Entrance Hall

Wooden front entrance door with security chain opening into a welcoming reception hallway laid with attractive herringbone style laminate flooring. Radiator, two useful storage cupboards and doors leading to the lounge, kitchen, both bedrooms and the bathroom.

Lounge

Double glazed bay window to the side together with a further double glazed window overlooking the rear of the development, allowing for excellent natural light throughout the day. Wooden laminate flooring and two radiators create a comfortable and inviting principal reception space with ample room for both seating and dining areas.

Kitchen

Double glazed window overlooking the rear of the development. Fitted with a range of wall and base units complemented by composite work surfaces and matching herringbone style laminate flooring. Integrated dishwasher. Plumbing for washing machine. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated built in electric fan oven creating a practical and well arranged cooking space. Space for fridge freezer. Breakfast bar with space for seating. Concealed gas combination boiler. Radiator.

Bedroom One

Double glazed window overlooking the rear of the development. Wooden laminate flooring and radiator. A generous principal bedroom offering ample space for wardrobes and additional furnishings.

Bathroom

Double glazed obscure window to the front providing natural ventilation and light. Partially tiled walls, panel bath with shower over, wash hand basin, WC and radiator. Continuation of herringbone style laminate flooring. Extractor fan.

Bedroom Two

Double glazed window to the front of the development. Wooden laminate flooring and radiator. A versatile room equally suited as a guest bedroom, home office or dressing room.

Outside

Allocated parking space together with visitor parking spaces available within the development. Two parking permits available per apartment. Well maintained communal green areas surrounding the property.

Tenure

Leasehold. 999 years from 1997 with 969 years remaining. Peppercorn ground rent. £1,200 annual service & maintenance charges.

Additional Information

Council Tax Band D (Cardiff). EPC rating C.

Disclaimer

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. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. 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 H&C. Hern & Crabtree 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. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



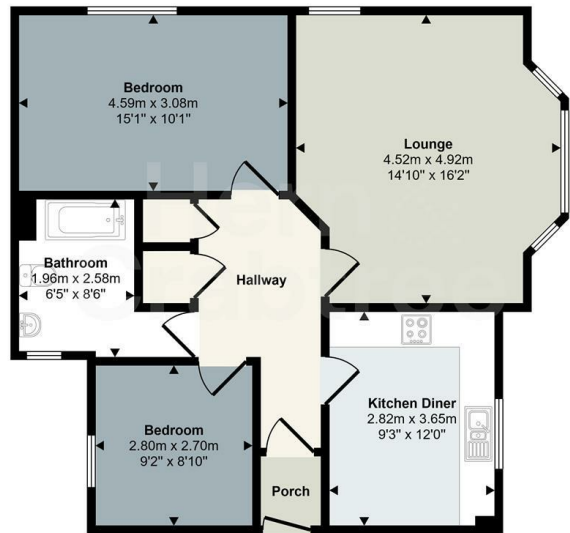
Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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



Approx Gross Internal Area
71 sq m / 769 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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