

# Corvette Court

CARDIFF, CF10 4NL

GUIDE PRICE £200,000

Hern &  
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# Corvette Court

Set on the top floor, this well presented apartment offers bright, comfortable living space in one of the city's most popular waterfront locations. Recently updated with a new kitchen and bathroom, the property has a fresh feel throughout while remaining practical and easy to maintain.

The apartment opens into a central hallway with excellent built in storage, leading through to a spacious lounge filled with natural light from large windows. There is plenty of room for both seating and dining areas. The kitchen has been thoughtfully fitted with a range of integrated appliances, generous work surfaces and ample cupboard space, making it well suited to everyday living.

Two good sized double bedrooms with space for wardrobes and additional furniture, while the bathroom has been finished with tiled walls, a heated towel radiator and a bath with mains pressure shower over.

Corvette Court is ideally placed for enjoying everything Cardiff Bay has to offer. Mermaid Quay, with its well known restaurants, cafés and bars, is within easy reach, as are the waterfront walking routes and green open spaces around the barrage. Cardiff city centre is easily accessible by road, rail and regular bus services, making the location popular with professionals and first time buyers alike. The property also benefits from an allocated parking space, external shed storage and well maintained communal grounds.



# 732.00 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 Porch

Door from communal hallway into a porch area with door to the hallway. Fuse box.

## Entrance Hall

Telephone entrance system. Radiator. Two large storage cupboards providing excellent practical storage space. Two ceiling light points. Loft access hatch. Access to all principal rooms.

## Kitchen/ Breakfast room

A contemporary style kitchen/ breakfast room. Double glazed window to the side elevation. A range of matching wall and base units offering ample storage facilities with complementary work surfaces over. Inset sink and drainer unit with mixer tap above. Integrated induction hob with oven and chimney style extractor over. Integrated fridge and freezer. Integrated washing machine and dishwasher. Walls are part tiled. Laminate flooring. Breakfast bar style unit with space for seating.

## Lounge/ Dining room

A beautifully presented reception room. Double glazed window to the side elevation. Radiator. Free standing fireplace with electric fire creating an attractive focal point. Smooth plastered ceiling. Ample space for both seating and dining arrangements.

## Bedroom One

Two double glazed windows to the side elevation. Radiator. Smooth plastered ceiling. Well proportioned double bedroom with space for wardrobes and additional furniture.

## Bedroom Two

A second double bedroom offering flexibility for guests or home working. Double glazed window to the side elevation. Radiator.

## Bathroom

Obscure double glazed window to the side aspect. Beautifully refitted bathroom completed within the last three

years comprising: p shaped panelled bath with mains pressure shower over, wash hand basin set into vanity unit with storage beneath and WC with hidden cistern. Heated towel radiator. Heated mirror. Walls are part tiled. Laminate flooring.

## 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 971 years remaining. £1,100 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.



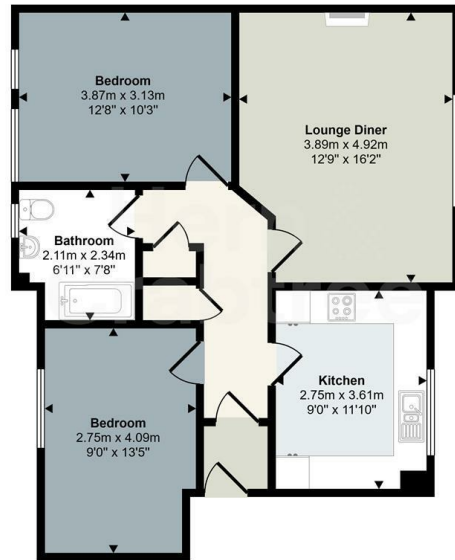
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Approx Gross Internal Area  
68 sq m / 732 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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