



75 Bayscape, Watkiss Way  
Cardiff, CF11 0TB

Watts  
& Morgan



# 75 Bayscape, Watkiss Way

Cardiff Marina, Cardiff, CF11 0TB

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## £215,000 Leasehold

1 Bedroom | 1 Bathroom | 1 Reception Room

A spectacular, fifth floor, one bedroom apartment located in the highly desirable Bayscape. Situated in the heart of Cardiff Bay with elevated views over Cardiff and the Marina. Conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, open plan kitchen/dining/living room with a private balcony, a spacious double bedroom with fitted wardrobes and a bathroom. The apartment benefits from a concierge service, access to a communal courtyard garden and one allocated parking space. Being sold with no onward chain.

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### Directions

Cardiff City Centre – 2.7 miles

M4 Motorway – 8.8 miles

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Your local office: Penarth

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## Summary of Accommodation

### Accommodation

A secure communal entrance accessed via a fob with stairs and lifts to all floors. Apartment 75 is located on the fifth floor. Entered via a solid door into a welcoming hallway which benefits from karndean flooring with underfloor heating, recessed ceiling spotlights and an audio/visual door intercom system. A large storage cupboard provides space and plumbing for freestanding white goods.

The spectacular open plan kitchen/living/dining room is the focal point of the home and enjoys continuation of karndean flooring with underfloor heating, recessed ceiling spotlights, a uPVC double glazed window and a glazed door providing access onto a balcony enjoying elevated water views over Penarth Marina.

The superb 'Hacker' kitchen showcases a range of base and wall units with engineered worktops and matching splashback. Integral 'Smeg' appliances to remain include: an electric oven, a 4-ring induction hob with an extractor hood over, a fridge/freezer, a dishwasher and a microwave. The kitchen further benefits from recessed ceiling spotlights, continuation of karndean flooring with underfloor heating and a stainless steel 'Reginox' sink.

The bedroom is a generously sized double bedroom which enjoys carpeted flooring with underfloor heating, fitted wardrobes with mirror sliding doors and a uPVC double glazed window enjoying further elevated views.

The bathroom has been fitted with a 4-piece 'Tissino' white suite comprising: a large walk-in shower cubicle with a thermostatic shower over, a tiled bath with a hand-held shower attachment, a wash-hand basin and a WC. The bathroom further benefits from 'Porcelanosa' tiled floors and walls, recessed ceiling spotlights, underfloor heating and a wall mounted chrome towel radiator.



### Gardens & Grounds

75 Bayscape enjoys a concierge service, access to a communal courtyard and one secure gated car parking space.

### Additional Information

All mains services connected.

Leasehold - 250 years from 2018 (approx. 242 years remaining).

We have been reliably informed the service charge is approx. £1,858pa to include building insurance.

We have been reliably informed the ground rent is £165pa.

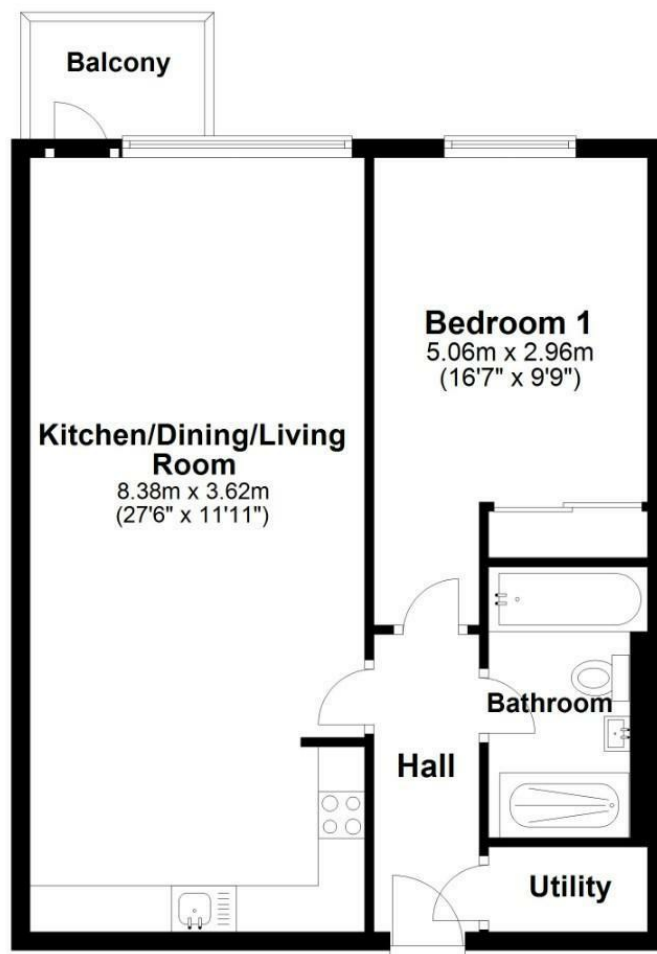
Council tax band 'D'.

EPC rating 'B'.



## Fifth Floor

Approx. 56.0 sq. metres (602.5 sq. feet)



Total area: approx. 56.0 sq. metres (602.5 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            | 85      | 85                      |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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