99 Capri House, Lynton Court
Chandlery Way, Cardiff, CF10 5NG
Watts
&Morgan

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£260,000 Leasehold

3 Bedrooms | 2 Bathrooms | 1 Reception Room

A spacious, three bedroom second floor apartment situated in the heart of Cardiff Bay. Found a short walk from Mermaid Quay and Cardiff City Centre and conveniently located to local transport links and the M4 Motorway. Accommodation briefly comprises; entrance hall, open plan living/dining room with access to a balcony, kitchen/breakfast room, spacious primary bedroom with en-suite and balcony, two further double bedrooms and a family bathroom. Externally the property benefits from one allocated undercroft parking space with additional visitor spaces available and access to communal gardens and on-site leisure facilities to include; swimming pool, gym, sauna and jacuzzi. Being sold with no onward chain. EPC rating 'TBC'.

Directions

Cardiff City Centre – 0.8 miles

M4 Motorway – 8.6 miles

Your local office: Penarth

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Summary of Accommodation

Accommodation

A secure communal entrance accessed via a fob with stairs and a lift to all floors. Apartment 99 is located on the second floor. Entered via a solid wood door into a spacious hallway benefiting from tiled flooring, recessed ceiling spotlights, two recessed storage cupboards; one of which houses the hot water cylinder, a wall mounted intercom entry system and a wall mounted alarm panel.

The spacious open plan living/dining room is the focal point of the home and enjoys solid wood flooring, two ceiling light points and a set of uPVC double glazed sliding doors providing access to a balcony.

The kitchen/breakfast room has been fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain include; an ‘Electrolux’ electric oven, a ‘Zanussi’ 4-ring electric hob with an extractor fan over, an ‘Electrolux’ dishwasher and an 'AEG' washer/dryer. Space has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, partially tiled splashback, a bowl and a half stainless steel single drainer sink with a mixer tap over, an under plinth heater, undercounter lighting, an extractor fan and recessed ceiling spotlights.

Bedroom one is a spacious double bedroom enjoying solid wood flooring, a range of fitted wardrobes and a set of uPVC double glazed sliding doors providing access to a second balcony. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a floating wash-hand basin and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, a wall mounted chrome towel radiator, an extractor fan and recessed ceiling spotlights.

Bedroom two is a spacious double bedroom benefiting from solid wood flooring, a range of fitted wardrobes and a uPVC double glazed window to the front elevation.

Bedroom three is another double bedroom and enjoys solid wood flooring, a range of fitted wardrobes and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a large walk-in shower cubicle with a thermostatic rainfall shower over and hand-held shower attachment, a floating wash-hand basin and a WC. The bathroom further benefits from tiled flooring, tiled walls, a wall mounted chrome towel radiator, an extractor fan and recessed ceiling spotlights.

Gardens & Grounds

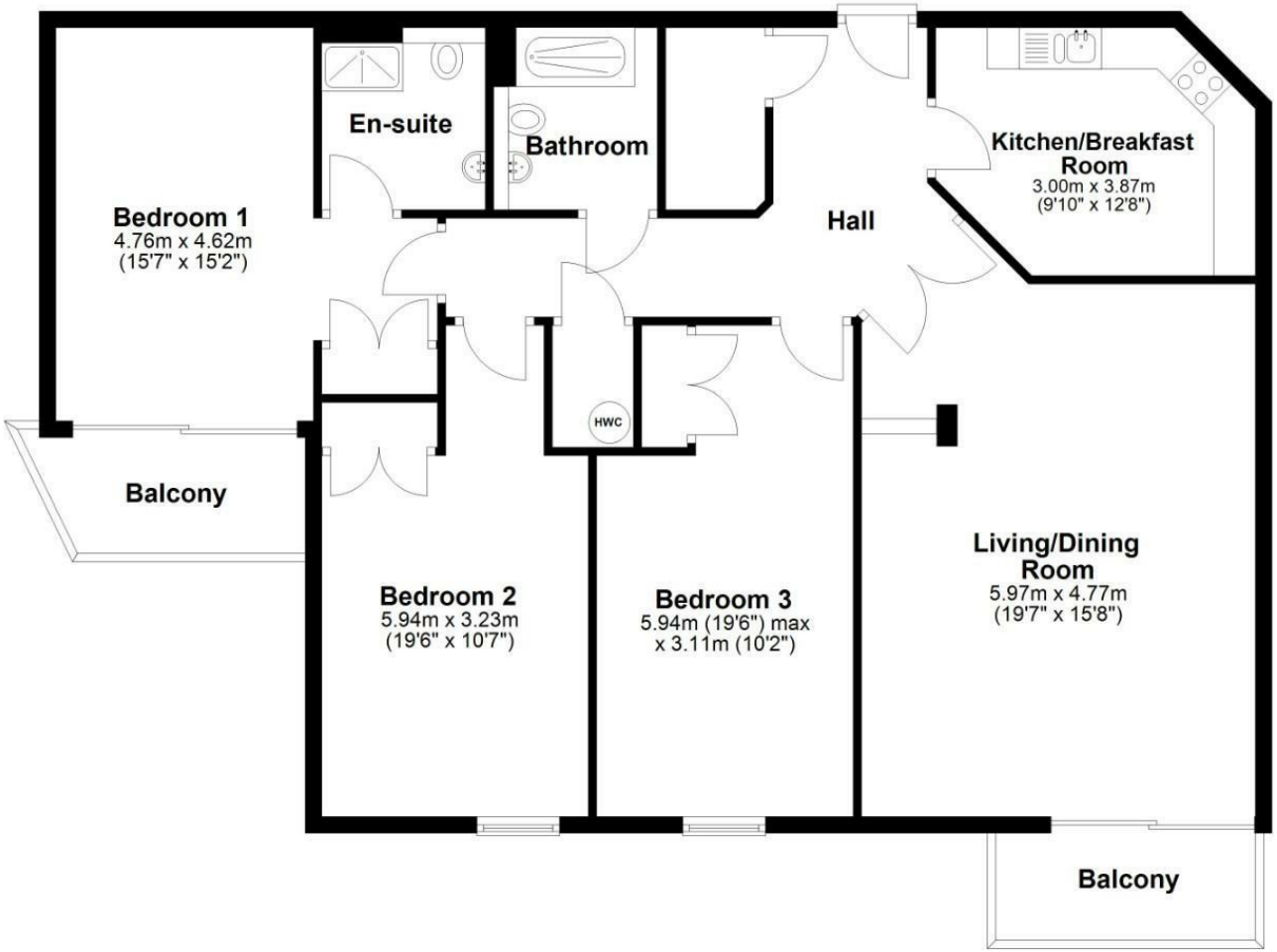
99 Capri House enjoys communal gardens, a 24-hour concierge service, one allocated undercroft parking space with additional visitor spacing available. The property also benefits from access to on-site leisure facilities to include; swimming pool, sauna, jacuzzi and gym.

Additional Information

Electric and water mains services connected.
Leasehold – 999 years from 2001 (approx. 975 years remaining).
We have been reliably informed the service charge is approx. £4208pa.
We have been reliably informed the ground rent is approx. £155pa.
Council tax band 'G'.

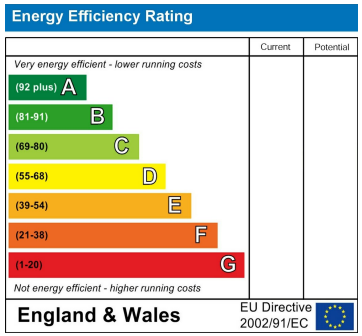
Second Floor

Approx. 122.8 sq. metres (1321.4 sq. feet)



Total area: approx. 122.8 sq. metres (1321.4 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.



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