



53 Sovereign Quay, Havannah Street  
Cardiff, CF10 5SF

Watts  
& Morgan

**53 Sovereign Quay, Havannah  
Street**  
Cardiff, CF10 5SF

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**£219,950 Leasehold**

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A two bedroom, second floor apartment situated in the heart of Cardiff Bay enjoying partial water views. Conveniently located to Mermaid Quay, Cardiff City centre and the M4 motorway. Accommodation briefly comprises; entrance hall, living room, kitchen, primary bedroom with en-suite, second bedroom and bathroom. The property benefits from one allocated parking space. Being sold with no onward chain.

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**Directions**

Cardiff City Centre – 1.4 miles

M4 Motorway – 9.1 miles

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## Summary of Accommodation

### Accommodation

A secure communal entrance accessed via a fob with a lift and stairs to each floor. Apartment 53 is located on the second floor.

Entered via a solid wooden door into a hallway benefitting from carpeted flooring, recessed ceiling spotlights and a wall-mounted intercom system.

The living room enjoys carpeted flooring, skirting board heating, recessed ceiling spotlights and large feature double-glazed windows to the front elevation enjoying elevated views. The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Integral 'Bosch' appliances to remain include; an electric combination oven/microwave, a 4-ring electric hob with an extractor fan over and a washing machine. Space has been provided for freestanding white goods. The kitchen further benefits from tile effect vinyl flooring, matching upstands, a stainless steel splash-back, a stainless steel bowl and a half sink with a mixer tap over, recessed ceiling spotlights and an extractor fan.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, skirting board heating, recessed ceiling spotlights and a double-glazed window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from tile effect vinyl flooring, tiled walls, a wall-mounted chrome towel radiator, recessed ceiling spotlights and an extractor fan.

Bedroom two is another double bedroom benefitting from carpeted flooring, skirting board heating, recessed ceiling spotlights and a double-glazed window to the front elevation. The bathroom has been fitted with a 3-piece white suite comprising; a panelled 'P'-shape bath with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from tile effect vinyl flooring, tiled walls, a wall-mounted chrome towel radiator, recessed ceiling spotlights and an extractor fan.



### Additional Information

Electric and water mains services connected.  
Leasehold - 999 years from 2001 (approx. 974 years remaining).

We have been reliably informed that the Service Charge is £3,000pa.

We have been reliably informed that the Ground Rent is £175pa.

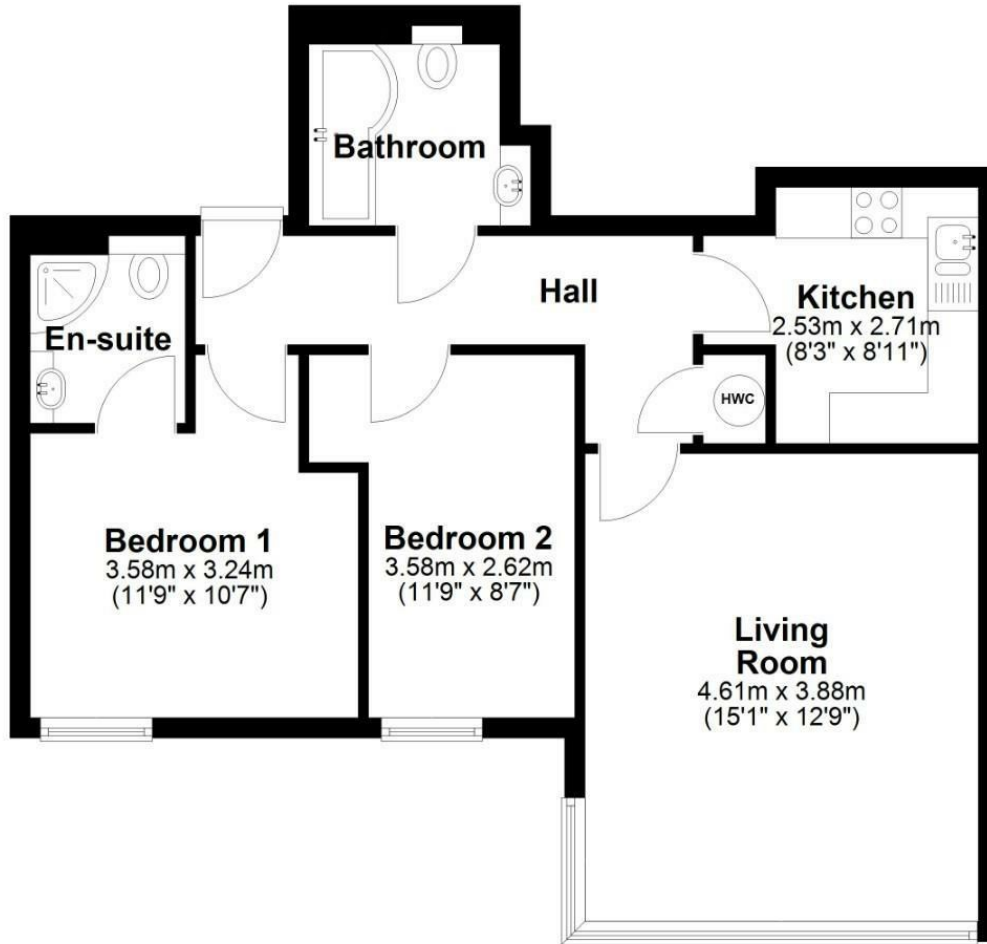
Council tax band 'F'.

EPC rating 'C'.

The property benefits from one allocated undercroft parking space.

## Second Floor

Approx. 57.3 sq. metres (617.2 sq. feet)



Total area: approx. 57.3 sq. metres (617.2 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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