2 City Wharf, Atlantic Wharf
Cardiff, CF10 4HG

Watts & Morgan

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£265,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A spacious two bedroom first floor apartment situated in the popular Atlantic Wharf with elevated water views. Conveniently located to Cardiff Town Centre, Mermaid Quay and the M4 Motorway. Accommodation briefly comprises; entrance hall, spacious open plan kitchen/dining/living room, large primary bedroom with walk-in dressing area and en-suite, second double bedroom and family bathroom. Externally the property benefits from one allocated parking space with additional visitor parking available. Being sold with no onward chain. EPC rating 'TBC'.

Directions

Cardiff City Centre – 0.6 miles

M4 Motorway – 10.7 miles

Your local office: Penarth

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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 2 is located on the first floor. Entered via a solid wooden door into a spacious welcoming hallway enjoying wood effect laminate flooring, recessed ceiling spotlights, a wall mounted intercom system and two recessed storage cupboards, one of which housing the 'MegaFlo' hot water cylinder.

The open plan kitchen/living/dining space is the focal point of the home and benefits from continuation of wood effect laminate flooring, recessed ceiling spotlights and floor to ceiling aluminium double glazed windows providing elevated water views.

The kitchen has been fitted with a range of base and tower units with laminate work surfaces. Integral appliances to remain include; a fridge/freezer, an electric oven/grill, a 4-ring induction hob with a feature extractor fan over, a dishwasher and a washing machine. The kitchen further benefits from continuation of wood effect laminate flooring, recessed ceiling spotlights, partially tiled splashback, a composite sink with a mixer tap over and an aluminium double glazed window.

Bedroom one is a spacious double bedroom and enjoys continuation of wood effect laminate flooring, a large walk-in dressing area and two aluminum double glazed windows. The en-suite has been fitted with a 3-piece white suite comprising a 'P'-shaped bath with a thermostatic shower over and a wash-hand basin and a WC set within a vanity unit. The en-suite further benefits from tiled flooring, partially tiled walls, recessed ceiling lights, an extractor fan and a wall mounted chrome towel radiator.

Bedroom two is another double bedroom benefiting from wood effect laminate flooring, recessed ceiling spotlights and an aluminium double glazed.

The bathroom has been fitted with a 3-piece white suite comprising; a corner shower cubicle with a thermostatic shower over and a wash-hand basin and a WC set within a vanity unit. The bathroom further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan and a wall mounted chrome towel radiator.

Grounds

2 City Wharf benefits from one allocated parking space with additional visitor spaces available.

Additional Information

Leasehold – 125 years from 2004 (approx. 105 years remaining).
Electric and water mains services connected.
We have been reliably informed that the service charge is £3370pa
We have been reliably informed that the ground rent is £125pa.
Council tax band 'F'.

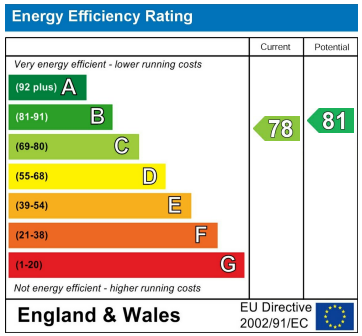
NB - We have been reliably informed that City Wharf has been given an 'Orphan Building' status, therefore, Welsh Government will be funding remediation works in order to obtain the EWS1.

First Floor

Approx. 106.4 sq. metres (1144.7 sq. feet)

Total area: approx. 106.4 sq. metres (1144.7 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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