



97-100, Bute Street
Cardiff Bay, CF10 5AS



Watts
& Morgan

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£1,600 Per Calendar Month

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Watts & Morgan are delighted to market this luxurious two bedroom, second floor apartment located in one of Cardiff Bay's most iconic historical Grade II listed buildings. Found a stones throw away from Mermaid Quay's array of restaurants vibrant bars and coffee shops. Accommodation briefly comprises: hallway, a spectacular open plan kitchen/living/dining room, a spacious master bedroom with en-suite, a second double bedroom and a family bathroom. EPC Rating: 'D'.

ACCOMMODATION

A secure communal entrance is accessed via a fob and enjoys Carrara marble tiled flooring, partially tiled walls, original 'Midland Bank Chambers' sign, a lift and illuminated traditional staircase to all floors. Apartment 6 is located on the second floor.

Entered via a solid wooden door into a welcoming hallway enjoying engineered oak parquet flooring, decorative wall panelling, cornice detail work, an audio/visual intercom entry system and recessed ceiling spotlights. A large recessed cupboard houses the hot water cylinder, a ventilation heat recovery system, space and plumbing for freestanding white goods and provides ample space for storage.

The kitchen/living area is the focal point of the apartment. The shaker style kitchen has been fitted with a range of base units with quartz work surfaces. Integral "Neff" appliances to remain include: a fridge/freezer, an electric oven, an electric grill, a 4-ring induction hob with an electric fan over, a dishwasher and a 'Lamona' wine cooler. The kitchen further benefits from continuation of engineered oak parquet flooring, an undermount sink, glass splash back and recessed ceiling spotlights.

The living area enjoys continuation of engineered oak parquet flooring, decorative wall panelling, cornice detail work, two 'Dimplex' electric heaters controlled via a mobile app, recessed ceiling spotlights and two large acoustically upgraded double glazed sash windows to the front elevation.

The master bedroom is a spacious double bedroom enjoying carpeted flooring, a range of bespoke fitted wardrobes, cornice detail work, decorative wall paneling, a 'Dimplex' electric heater controlled via a mobile app and an acoustically upgraded double glazed sash window to the front elevation. The en-suite has been fitted with a 4-piece white suite comprising: a panelled bath with a thermostatic handheld shower attachment, a large walk-in shower cubicle with a thermostatic rainfall shower over, a floating wash hand basin and a WC. The en-suite further benefits from mandarin stone tiled floors and walls, illuminated mirror cabinets, underfloor heating, a wall mounted chrome towel radiator and built-in LED lighting.

Bedroom two is another spacious double bedroom enjoying carpeted flooring, a range of bespoke fitted wardrobes, a 'Dimplex' electric heater controlled via a mobile app, recessed ceiling spotlights and an acoustically upgraded double glazed aluminium framed window.

The family bathroom has been fitted with a 3-piece white suite comprising: a walk-in shower cubicle with a thermostatic rainfall shower over, a floating wash hand basin and a WC. The bathroom further benefits from mandarin stone tiled flooring and walls, illuminated mirror cabinets, a wall mounted chrome towel radiator and built-in LED lighting.

SERVICES AND TENURE

Electric and water services connected. Leasehold.

We have been reliably informed the Lease has 123 years left remaining.

We have been reliably informed the service charge is approx. £1,940pa to include ground rent and buildings insurance.



Total area: approx. 89.1 sq. metres (959.4 sq. feet)
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

