



EPC: D

**Adventurers Quay, ,**  
Asking Price: £160,000

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Well-presented third floor two bedroom apartment in an enviable Waterfront location on the outskirts of this popular gated development in the heart of Cardiff Bay within commuting distance to Cardiff City Centre. Spacious and well planned accommodation with a high quality finishing, comprising: entrance hall, good size sitting/ dining room with French doors to an amazing balcony where you can literally watch the boats go by, separate fitted kitchen with plenty of storage, main bathroom and shower room en-suite. The outside benefits from an allocated parking space along with additional visitor parking and lovely landscape communal gardens. Further benefits include a concierge service and lift access. High fibre high speed broadband fitted.

Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 90 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable...





Total floor area 77.5 m<sup>2</sup> (835 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Council Tax Band: **F**

Tenure: **Leasehold**

Service Charge: **£4,272**

Years Left on Lease: **969**

Ground Rent: **£50**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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