

Falcon Drive

Cardiff Bay, Cardiff CF10 4RB



- Modern Bay-Side Development

- Ideal FTB or BTL Investment
- Stylish 4th Floor Apartment

- EPC - Awaiting Assessment
- Open Plan Lounge/Kitchen

This stylish fourth floor apartment is situated at the ever-desirable 'Celestia' development, the modern apartment complex perched beside the picturesque Roath Basin and situated within a short stroll of the sights & delights on offer in neighbouring Mermaid Quay.

This trendy abode is perfectly suited to FTB's & BTL Investors alike and benefits include gated site access, on-site concierge, lift access to all floors and allocated car parking space.

The accommodation comprises the entrance hall with built in double store cupboard,

Communal Lobby

Accessed via fob controlled door into lobby with lifts rising to upper floors.

Entrance Hall

Accessed via solid wood door, opening to hall with built in double store cupboard, wall mounted lights, power points and doors to all rooms.

Bathroom

Fitted suite comprising a low level w.c with concealed cistern, wash hand basin with mixer tap and bath with shower unit and screen. Spiral radiator, shaver point, sunken ceiling spotlights, extractor and 'travertine' tiled walls and floor.

Living Room & Kitchen 21'2 x 9'9 max (6.45m x 2.97m max)

The living area offers a double glazed window to front, TV point, power points and skirting board heating. The open plan fitted kitchen offers base units with complementing worktop over and stainless steel sink unit with mixer tap. Integral fridge freezer, waist height electric oven and four ring ceramic hob with chimney cooker hood over. Sunken ceiling spotlights, extractor and power points.

Bedroom 8'6 x 8'3 (2.59m x 2.51m)

Double glazed window to side, built in wardrobe, TV point, telephone point and skirting board heating.

Parking

One allocated parking space.

Lease Information

The lease has approximately 111 years



remaining. The monthly service charge is £160.00 and the ground rent payable is £62.50 every six months. We recommend that you verify this information with your legal representative.