



36 Quayside Bute Crescent, Cardiff. CF10 5BX

- STUDIO APARTMENT
- OPEN PLAN LIVING
- SEPARATE SHOWER ROOM
- PRIVATE BALCONY
- NO PARKING
- CARDIFF BAY LOCATION
- OCCUPATION CONTRACT IN PLACE



PROPERTY DESCRIPTION

Exclusive to Squarefoot. Investment Opportunity let for £725, achieving 7.9% annual yield.

This Quayside apartment is situated directly opposite the Wales Millennium Centre. The location is ideal for the surrounding restaurants and bars of Mermaid Quay, local shops and amenities, plus public transport links to the city centre and M4.

This studio apartment benefits from a large open plan living space featuring neutral decor throughout. The property comes complete with integrated appliances in the modern kitchen to include fridge/freezer, washer/dryer, dishwasher with ceramic hob and built under electric oven and separate shower room. Further benefits include a private balcony with views over the communal gardens which is accessible via the first floor and can be enjoyed by all residents.

Please note that there is NO PARKING with this property and it is currently occupied under an occupation contract with no 6 month notice yet served .

Video walk through available.

This property is subject to ESW1 works that are ongoing. Interested parties are advised to check with their lenders before arranging to view. Please call or email to speak with our agents about the current status of work.



ROOM DESCRIPTIONS

Over One Floor

Lounge/Diner/Bedroom

Open plan lounge/diner/bedroom with laminate flooring through-out. Wall mounted electric heaters. Doors to balcony and shower room. Open to separate kitchen.

Kitchen

Fully fitted kitchen with fridge/freezer, washer/dryer, integrated electric oven/hob with extractor hood over. Inset stainless steel sink and drainer with mixer tap. Laminate flooring and inset ceiling spotlights.

Shower Room

Modern suite comprising w.c with concealed cistern, wall mounted wash hand basin with mixer tap and double shower with sliding glass door and dual head shower. Tiled flooring, part tiled walls, inset ceiling spotlights and chrome ladder style heated towel rail.

Balcony

Balcony area over looking communal gardens. Access from living space via double glazed French double doors.



FLOORPLAN



Floor Plan

The floor plan is only for illustrative purpose and is not to scale.

Measurements of rooms, door, windows, and any items are approximate and no responsibility is taken for an error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items.

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