



£140,000 OIRO

Haxby Court, Cardiff

Apartment | 2 Bedrooms | 1 Bathroom

01446 488288

botham  
williams  
Estate Agents

[www.bothamwilliams.co.uk](http://www.bothamwilliams.co.uk)



# Step Inside

---

## Key Features

- No Onward Chain
- Parking
- Two Bedrooms
- Great Location with Close Proximity to Cardiff Bay and Cardiff City Centre
- Fantastic Rental Opportunity or First Time Buy
- Ground Floor

## Property Description

Botham Williams are excited to share this two bedroom, ground floor apartment situated in the sought-after Cardiff Bay area. This flat enjoys close proximity to Cardiff City Centre, ensuring easy access to a plethora of amenities, including shopping centres, restaurants, bars, and cultural attractions. It presents an excellent opportunity for both first-time buyers and landlords, as the area is highly sought-after among young professionals. Viewing is highly recommended.

## Main Particulars

Botham Williams are excited to share this two bedroom, ground floor apartment situated in the sought-after Cardiff Bay area. This flat enjoys close proximity to Cardiff City Centre, ensuring easy access to a plethora of amenities, including shopping centres, restaurants, bars, and cultural attractions. It presents an excellent opportunity for both first-time buyers and landlords, as the area is highly sought-after among young professionals. Viewing is highly recommended.

The accommodation comprises of modern kitchen and bathroom, two small double bedrooms both with fitted wardrobes, and generous size lounge.

Living Room (6.90m X 4.70m (22'7" X 15'5"))

Upon entering the property you are greeted with the spacious lounge with a large window to front aspect, leading to hallway and kitchen. Wood effect laminate flooring which flows throughout.

Kitchen (2.90m X 2.60m (9'6" X 8'6"))

The hallway leads seamlessly into the kitchen, which boasts matching wall and base units with complimentary laminate work top. Equipped with an inset electric hob, built-in oven, extractor fan, stainless steel sink and drainer, along with a mixer tap, the kitchen offers ample functionality. Additionally, there is designated space for a fridge and freezer and washing machine however these appliances are also available to be included within the sale if required.

Bathroom

The modern bathroom suite, accessed through a glass sliding door, features a panel bath with a shower overhead, complemented by tiled walls for a sleek finish. It includes a wall-hung wash hand basin with a mixer tap and a low-level WC, combining functionality with contemporary design.

Bedroom 1 (2.90m X 2.50m (9'6" X 8'2"))

Window to rear, built in wardrobe, space for double bed. Laminate flooring.

Bedroom 2

Window to rear, built in wardrobe, space for double bedroom. Laminate flooring.

#### Tenure

Leasehold, but this is to be confirmed by your solicitor. Owner has informed us that the lease is 999 years from July 2017

#### Service Charge

We have been informed that it is £30 per month, including ground rent, and covers communal areas maintained once a month





Telephone: 01446 488288



---

[www.bothamwilliams.co.uk](http://www.bothamwilliams.co.uk)