

FOR SALE

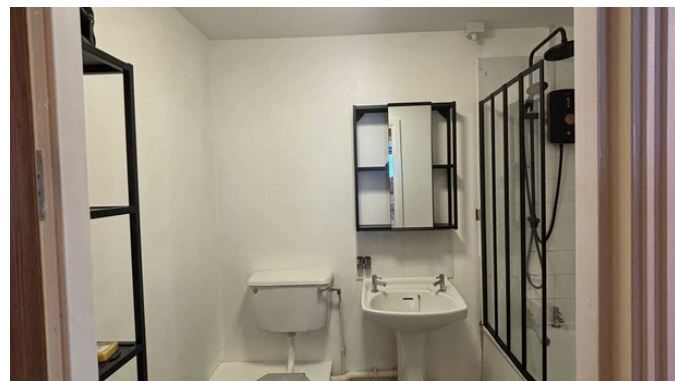
AQUILA HOUSE CARDIFF BAY



Located in the popular Cardiff Bay area, on offer is a very attractive and modern two bedroom, sixth floor apartment. Centrally located in Cardiff Bay, with excellent transport links into the city centre and M4, this property is within walking distance to bars, restaurants, local shops, cinema, the Wales Millennium Centre, and Cardiff Bay Train station.

The property benefits from secure door entry and floor to ceiling windows in the lounge along with lift access and parking for one vehicle.

80% Purchase price £128,000
(100% Price - £160,000)



Viewings: 3rd July between 3 - 4:30pm

Please contact: LCHO@ccha.org.uk to arrange a viewing time.

Property Information

- **Lounge/Diner/Kitchen:** 23' 11" x 9' 10" (7.30m x 3.02m)
- **Bathroom:** 7' 8" x 5' 6" (2.35 mx 1.69m)
- **Master Bedroom:** 13' 9" x 8' 8" (4.20m x 2.66m)
- **Bedroom Two:** 13' 9" x 6' 7" (4.20m x 2.03m)
- **Hallway**
- **Storeroom**
- **Boiler Room**
- **Total floor area:** 625 Square Foot
- **Parking:** under croft unallocated parking
- **Service Charge:** £377.66 per quarter, which includes water rates, ground rent and buildings insurance.
- **Council Tax:** Band D
- **EPC Rating:** D

This property is sold as SHARED EQUITY. The successful applicant will purchase a 80% equity share under the First Homes Cardiff Scheme and will be the 100% registered owner of the property on sale completion. Cardiff Community Housing Association will retain the remaining 20% equity share in the property.

Rent is not payable on the 20%.



Disclaimer

These sales particulars are for general guidance purposes only. They do not form or constitute any part of an offer or contract. We have not carried out a structural survey of the property and any services, appliances of specific fittings mentioned in these details have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and must not be relied upon when purchasing carpets and other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given only and should be checked and confirmed by a licensed conveyancer prior to exchange of contracts.