





236 Picton Cardiff Bay, CF11 0SG

£1500000.00

Virtual Tour: <https://bit.ly/>

#### Flat 1

A two bedroom, two bathroom, 7th floor apartment with parking and lifts to all floors.

Size - 76 square metres

EPC - C

Council Tax Band - E

Ground Rent £219.35

Service Charge £1959.78

Lease - 125 Years from 24th Jun 2005

Broadband - Upto 1000mbs

Lease - 125 Years from 24th Jun 2005

Broadband - Upto 1000Mbs

#### Flat 4

A two bedroom, two bathroom, 5th floor apartment with parking and lifts to all floors. Balcony.

Size - 64 square metres

EPC - D

Council Tax Band - E

Ground Rent £199.13

Service Charge £1822.69

Lease - 125 Years from 24th Jun 2005

Broadband - Upto 1000Mbs

#### Flat 2

A one bedroom, one bathroom, 7th floor apartment with parking and lifts to all floors.

Size - 39 square metres

EPC - C

Council Tax Band - D

Ground Rent £153.10

Service Charge £1497.86

Lease -

Broadband - Upto 1000Mbs

#### Flat 5

A two bedroom, two bathroom, 7th floor apartment with parking and lifts to all floors.

Size - 75 square metres

EPC - D

Council Tax Band - E

Ground Rent £

Service Charge £

Lease - 125 Years from 1st Aug 2004

Broadband - Upto 1000Mbs

#### Flat 3

A two bedroom, two bathroom, 12th floor apartment with parking and lifts to all floors. Balcony

Size - 74 square metres

EPC - D

Council Tax Band - E

Ground Rent £75

Service Charge £1731.48

#### Flat 6

A two bedroom, two bathroom, 5th floor apartment with parking and lifts to all floors. Balcony

Size - 63 square metres

EPC - C

Council Tax Band - E

Ground Rent £

Service Charge £1379.31

Lease - 125 Years from 1st Aug 2004





We have been instructed to offer for sale this portfolio of apartments across Cardiff Bay on behalf of the current landlords. There are one both one and two bedroom apartments, all of which are currently rented out. (photo's for illustration only!).

Full details are available upon request but please see outline information below.





Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92- A		
(81-91) B		
(69-80) C	77	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

## General Information

**Fixtures & Fittings:** All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.

**Tenure:** Leasehold

**Viewing:** By appointment only through Fortis

**Agent's Notes:** While we endeavour to make our sales details accurate and reliable, please contact the office for clarification on any point. None of the statements contained in the particulars of this property is to be relied on as statement of fact. Photographs are used to illustrate the style of property and do not imply that any items shown are included within the sale price.



2a Fairwater Green, Fairwater, Cardiff, CF5 3BA  
 t: 02920 561 111  
 e: Cardiff@fortis.homesnewport@fortis.homes