

# hrt

herbert r thomas

112 The Hayes

Cardiff

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# 112 The Hayes

Asking price **£195,000**

City centre living at its best. This beautifully presented, one double bedroom, sixth floor apartment is situated in the exclusive Hayes development in the heart of Cardiff.

Beautifully presented one double bedroom apartment.

Outstanding location in the exclusive Hayes development in the heart of Cardiff city centre.

Light and airy accommodation with all rooms Southerly facing.

Open plan kitchen/dining/living room.

Kitchen with contemporary high gloss units and integrated appliances.

Double bedroom with built-in wardrobe cupboards.

High spec fully tiled bathroom.

Reduced parking charges at St Davids.

Ideal For young professional's/retirees/city pad.



This light and airy, one double bedroom, sixth floor apartment is situated within the exclusive Hayes development in the heart of Cardiff city centre, it offers beautifully presented accommodation throughout. The location offers city centre living at its very best, with shops, bars, restaurants, theatres and other attractions on your door step. It is ideal for young professionals, retirees, or persons looking for a city bolt hold.

Accessed from The Hayes, the secure communal hallways are immaculately kept and have stair and

lift access to the sixth floor. The light and airy apartment has tall windows in a southerly direction enjoying the sun throughout the day. All windows have custom made blinds fitted.

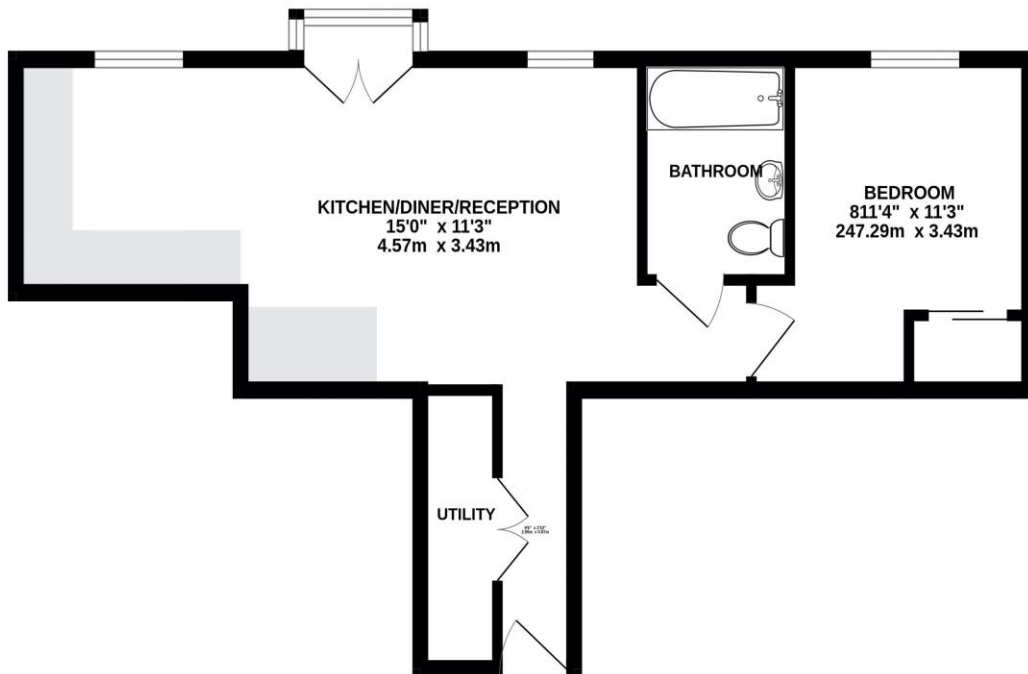
The entrance HALLWAY with cloaks storage cupboard off, has high-quality, walnut affect laminate wood flooring, which continues throughout the living accommodation. The open plan KITCHEN/DINING/LIVING ROOM has two windows plus French door leading to a Juliette style balcony which overlooks the communal courtyard gardens below. Within the kitchen is a fitted range

of high gloss, black, base and wall-mounted units with integrated appliances to remain.

The DOUBLE BEDROOM has built-in wardrobe cupboards with fitted hanging and shelf space. The FAMILY BATHROOM with white three-piece suite includes a panelled bath with mains power shower over. The room has full tiling to floor and walls, wall-mounted display shelving, chrome heated towel rail and fitted mirrors.

Parking: Residence of The Hayes have discounted parking rates, in the neighbouring St Davids shopping centre car park.

**GROUND FLOOR**  
459 sq.ft. (42.6 sq.m.) approx.





## Directions

If arriving by train at Central Station. Walk through Central Plaza, towards Saint Mary Street. Walk-through The Royal Arcade onto The Hayes. The entrance to the development is situated between Starbucks and Laings The Jewellers.

What3words: remote.arena.club

## Tenure

Leasehold  
 150 years from May 2010  
 Ground rent: £200 per annum  
 Service Charge: £860 every six months

## Services

Mains water, drainage, electricity  
 Council Tax Band E  
 EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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