

Tenure

The properties are to be sold on 125 year leases with an initial ground rent of £50, rising £25 every 25 years. There will be a service charge to cover window cleaning, cleaning of common parts, general repair and maintenance, sinking fund and insurance.

Prices

On application

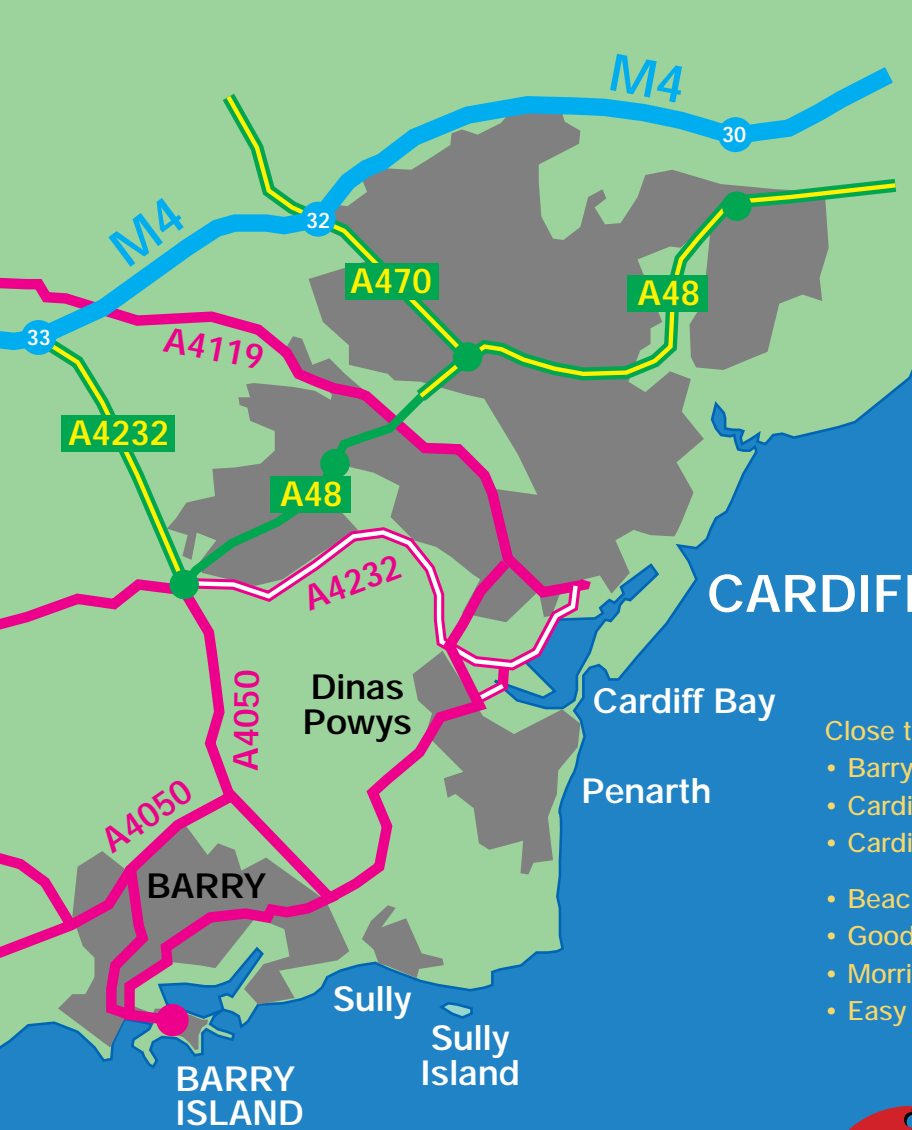
Special Features

- Security video entry phone system
- Underground car parking
- Fully fitted kitchens including washer/dryer, fridge/freezer
- Designer bathroom fittings
- Laminate flooring with underfloor heating
- Balconies with harbour views to all lofts
- Close to train station and Cardiff International Airport



e to live

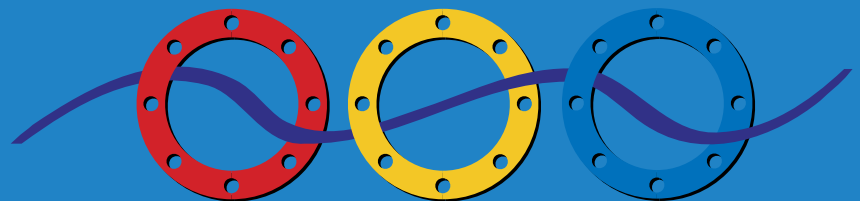
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CARDIFF

Close to ...

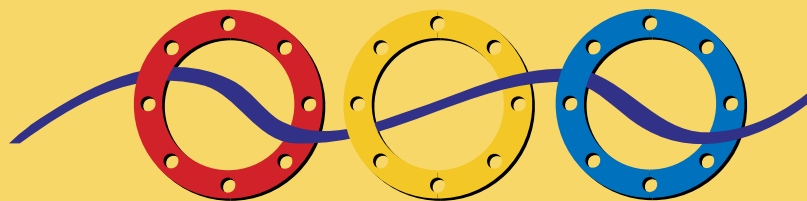
- Barry Island Train Station
- Cardiff International Airport
- Cardiff & Bridgend within 20 minutes drive
- Beach on your doorstep
- Good local leisure facilities
- Morrisons superstore
- Easy access to A48 and motorway network



I S L A N D L O F T S

the fun place to live

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I S L A N D L O F T S

the fun place to live

beside the seaside... beside the sea!

Island Lofts

The Island, over the last few years, has undergone a massive transformation. What a great fun place to live being close to all the leisure amenities of the Island - the beach and funfair. The original Victorian parade is being restored with a 5 storey extension to the rear giving lovely views over the bay and the harbour which can be enjoyed from the balconies

It is conveniently located close to the railway station and only 20 minutes from Cardiff Centre and Cardiff International Airport.

Its contemporary architectural design will be a new landmark for the area. The apartments will be individually tailored to include:

- underfloor heating
- designer bathroom fittings
- fully fitted kitchens including washer/dryer, dishwasher
- video entry phone system
- laminate flooring • undercroft secure car parking
- balconies with harbour views



the fun plac

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Kitchens and Bathrooms

Every loft has a contemporary kitchen installed by local craftsmen, individually designed for modern living. Fully fitted with washer /dryer, dishwasher, hob, oven, extractor fan and fridge/freezer.

These modern bathrooms are fully tiled with large mirrors, hidden plumbing, quality suspended wc and panel bath, designer chrome fittings and laminate flooring.

Loft Living

Loft living is a growing trend which allows people the flexibility to live as they wish. It also means there is no wasted space with corridors or partitions. Loft-co specialises in these developments. The design allows for sleeping, living and cooking areas to form naturally within the unit. You'll be the envy of your friends with this great area in which to entertain, live and work.

There are balconies to each apartment which give an outdoor private space with incredible views over the harbour.



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Loft No.	Total internal (Balconies are not included)	
	m2	Sq ft
First Floor		
Flat 1	43.19	464.90
Flat 2	36.89	397.08
Flat 3	38.14	410.54
Flat 4	64.78	697.29
Flat 5	54.34	584.92
Flat 6	79.90	860.04
Second Floor		
Flat 7	43.19	464.90
Flat 8	36.89	397.08
Flat 9	38.14	410.54
Flat 10	64.78	697.29
Flat 11	54.34	584.92
Flat 12	79.90	860.04
Third Floor		
Flat 13	65.60	706.12
Flat 14	68.01	732.06
Flat 15	100.04	1076.83
Flat 16	96.36	1037.22

