





LOCATION

Cardiff's main train and bus stations are located close by.

Easy access onto link road leading to M4 and motorway network.

Bars, restaurants and entertainment facilities all located close by.

baywatch





LOFTED APARTMENTS

Loft living has been well established in American cities such as New York for the last two decades. This new trend of living is also becoming increasingly popular in Britain.

Cardiff has very few genuine warehouse buildings like Ocean House, which is the first lofted development in the Principality.

Ocean House is a large 26,000 square foot Victorian warehouse which has been developed to create eight large lofted apartments. These are true lofts - open plan and, where possible, the original brickwork, timber boards and roof trusses have been retained and incorporated within a contemporary design.

CARDIFF BAY

The most exciting development area in South Wales, Cardiff Bay is close to the City Centre. It has its own shopping and entertainment centres, along with numerous restaurants and bars. It is growing in its popularity which is set to continue with proposed landmark buildings such as the new Assembly Buildings and the Millennium Centre.



nuance



ocean house

loft1

loft2

emotive

loft3

loft4



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OPEN PLAN

Each loft is unique but all are open plan style, giving maximum flexibility to the owners on how they choose to live and work. This is the new trend in living.

KITCHENS

Every loft has a contemporary kitchen installed by craftsmen, individually designed for modern living. Fully fitted kitchens with stainless steel work surfaces, stainless steel oven, 5 burner hob with stainless steel canopy and integral dishwasher and fridge.

UTILITY ROOM

Situated at the side of the kitchen with sink and worktop, with plumbing for washing machine.

WET ROOM

Modern bathroom, fully tiled with mosaic tiles, hidden plumbing, suspended wc and walk-in shower, quality chrome fittings and rubberised floor.

MEZZANINE FLOORS

The top floor apartments have the benefit of stunning mezzanine floors with access via metal glazed staircase, balustrade with modern handrail and glazed panels, giving one maximum flexibility to use as living or sleeping area, a gym or work area.

ROOF TERRACES

The top floor flats have roof terraces accessed via the mezzanine floors, with sliding patio doors with large glazed panels leading out to a fantastic open area, fully tiled, which one can enjoy all the year round.





TENURE

The property is to be sold on 125 year leases with an initial ground rent of £50 rising by £25 every 25 years. There will be a service charge to cover window cleaning, cleaning of the common parts, general repairs and maintenance, removal of refuse, sinking fund and insurance.

PRICES

Prices are on application.

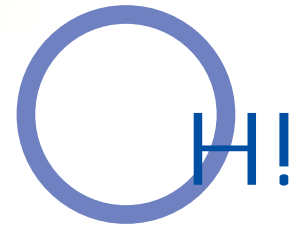
Please e-mail us on info@loft-co.com

FEATURES

- Large open plan living space
- Fully fitted kitchen with stainless steel worktops
- Mosaic tiled bathroom with walk-in shower
- Fully carpeted or original floorboards
- Mezzanine floors and roof terraces to second floor lofts
- Balconies to Lofts 1 and 2
- NTL for all communication and entertainment requirements
- Combination boiler providing gas central heating
- High specification sound and fire proofing system incorporated within the original timber suspended floor
- Passenger lift
- Impressive entrance and atrium with water feature
- Secure underground car parking
- Refuse chutes for easy disposal of domestic waste



inspirational



ocean house

loft5

loft6

spacial

loft7

loft8



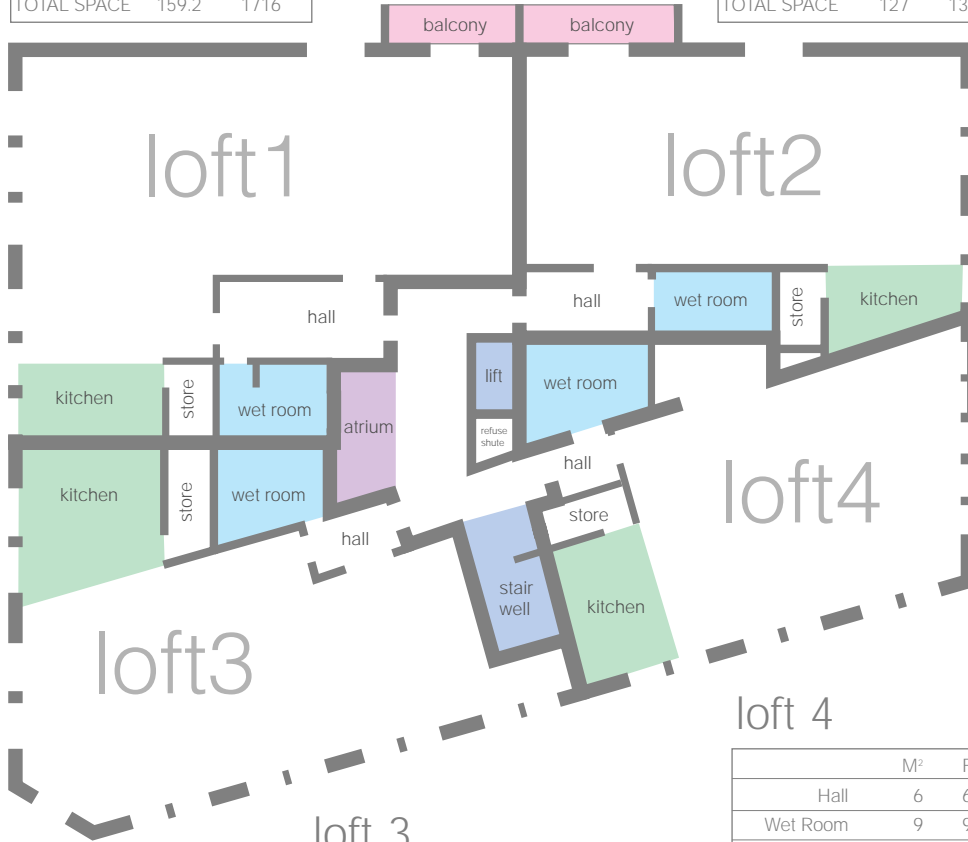
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loft 1

	M ²	Ft ²
Hall	6	66
Wet Room	7.5	80
Kitchen Area	13	140
Utility Room	2.7	30
Living Space	130	1400
Balcony		
TOTAL SPACE	159.2	1716

loft 2

	M ²	Ft ²
Hall	11	120
Wet Room	7	75
Kitchen Area	12	130
Utility Room	3	32
Living Space	94	1011
Balcony		
TOTAL SPACE	127	1368



loft 3

	M ²	Ft ²
Hall	4	43
Wet Room	8	86
Kitchen Area	11	120
Utility Room	4	43
Living Space	113	1218
TOTAL SPACE	140	1510

loft 4

	M ²	Ft ²
Hall	6	64
Wet Room	9	97
Kitchen Area	9	97
Utility Room	5	54
Living Space	86	926
TOTAL SPACE	115	1238

loft 5

	M ²	Ft ²
Hall	6	66
Wet Room	7.5	80
Kitchen Area	13	140
Utility Room	2.7	30
Living Space	130	1400
Balcony		
TOTAL SPACE	237	2556

loft 6

	M ²	Ft ²
Hall	11	120
Wet Room	7	75
Kitchen Area	12	130
Utility Room	3	32
Living Space	94	1011
Balcony		
TOTAL SPACE	215	2315



loft 7

	M ²	Ft ²
Hall	4	43
Wet Room	8	86
Kitchen Area	11	120
Utility Room	4	43
Living Space	113	1218
TOTAL SPACE	221	2383

loft 8

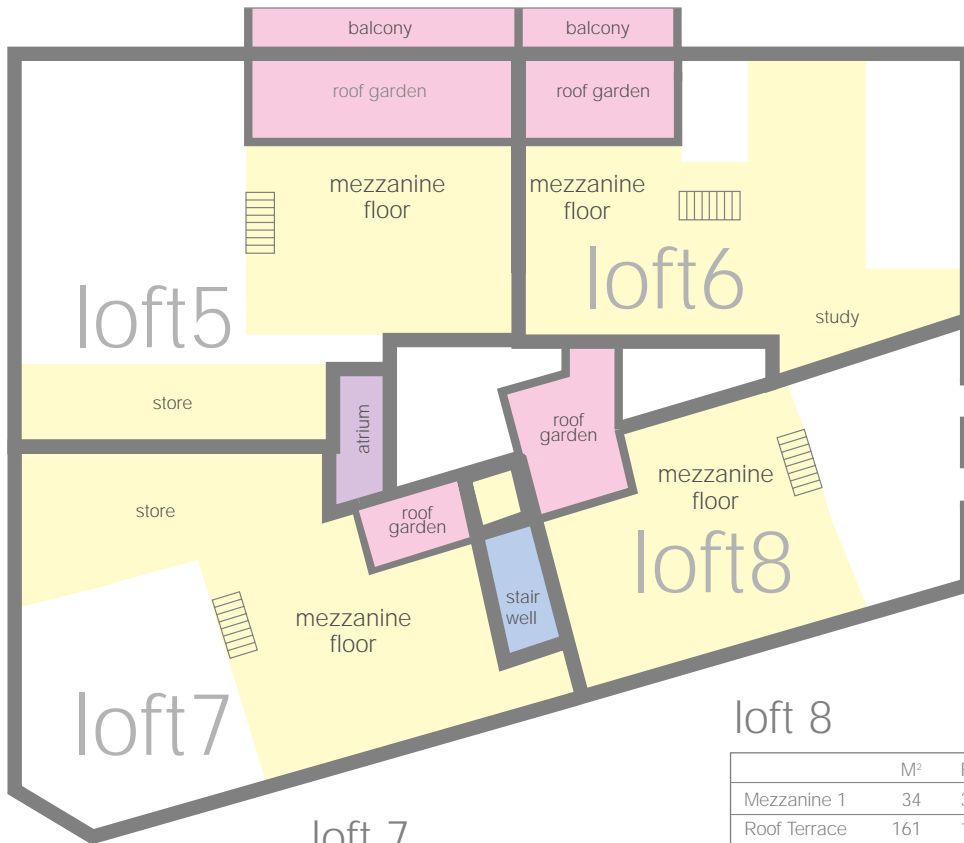
	M ²	Ft ²
Hall	6	64
Wet Room	9	97
Kitchen Area	9	97
Utility Room	5	54
Living Space	86	926
TOTAL SPACE	161	1734

loft 5

	M ²	Ft ²
Mezzanine 1	25	270
Storage	20	215
Roof Terrace	33	355

loft 6

	M ²	Ft ²
Mezzanine 1	21	226
Storage	24	258
Study	23	248
Roof Terrace	20	215

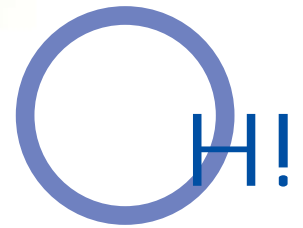


loft 7

	M ²	Ft ²
Mezzanine 1	38	407
Storage	25	270
Roof Terrace	18	194

loft 8

	M ²	Ft ²
Mezzanine 1	34	366
Roof Terrace	161	1734



ocean house



Contact:

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