

Potters Mews . Rumney . Cardiff . 1 & 2 Bedroom Apartments




Cardiff. Right now, it's most definitely the place to be. Europe's youngest capital city has benefited from massive regeneration and today offers the kind of chic leisure, arts, entertainment and shopping facilities that most other cities can only dream of. If you're looking for the best in city living, in one of the most exciting cities in Britain, Potters Mews in Rumney Village places you right where you want to be - close to the heart of this vibrant and dynamic city, in one of Cardiff's most popular and sought after suburbs. Ideal for commuting into the heart of Cardiff by car or bus, it's right on the main route into the city centre, Potters Mews is a small and exclusive development of one and two bedroom apartments.

New home, new health regime? Try the local David Lloyd Health Club. It's widely regarded as one of the best health and sports clubs in the whole of Cardiff and offers squash, badminton, tennis and swimming facilities as well as an air conditioned gym and dance studio. Rumney Hill Gardens has tennis courts and the Rhymney Trail is a purpose built route for cyclists and joggers. If you just fancy a leisurely stroll or picnic there's always Quarry Park on Ty Glas Road. With Cardiff city centre so close to your doorstep, it would be a shame not to take advantage of everything the city has to offer. Head downtown for a spot of retail therapy or a great night out on the town. St. David's Shopping Centre is at the heart of Cardiff's shopping district with all the big name brands, while the city's enchanting Victorian and Edwardian arcades are the places to go for unique shops and boutiques, designer labels and delicious cafes! The Victorian Indoor Market is the place to shop for the best food produce.

Cardiff has a growing reputation for fine dining. The city centre's new Brewery Quarter is a centre of dining excellence with everything from traditional Welsh cuisine to Tapas and Thai on the menu, while the Mermaid Quay area of Cardiff Bay has some of the city's most chic bars. Naturally, Cardiff is also home to the most exciting and trendy nightclubs in Wales and you'll soon discover your favourites. If you're looking for live entertainment, the city's wealth of comedy and live music clubs are complemented by world class venues such as the ultra modern Millennium Centre, the New Theatre and St. David's Hall.

Specification

- Aluminium entrance doors with audio entry system linked to apartment
- Front door with chrome finished ironmongery and numeral
- Windows - white PVC-U double glazed sealed units with white ironmongery
- Gas heating with wall radiators
- Mains linked smoke detectors with battery back-up
- Sky Satellite provision for connection
- BT point to living room
- Smooth ceilings throughout in white emulsion
- Walls finished in white emulsion
- Woodwork finished in gloss white throughout
- White four panel wood grain finished internal doors with chrome ironmongery
- Fitted kitchen with single oven, hob and hood
- Stainless steel single bowl sink
- Integrated washer/dryer
- Vinyl flooring to kitchen, bathroom and en suite, carpet to all other areas
- White sanitaryware throughout by Roca
- Shower enclosure to en suite or shower over bath with screen (where applicable)
- Brassware by Bristan
- Shaver socket to bathroom
- Ceramic wall tiling to bathroom and en suite (where applicable)
- External letter boxes
- Vehicle parking space
- 10 year  warranty
- Bellway Bespoke Additions available



Apartment	Type	Floor	Asking price	PMG price	Discount £	Discount %	Rental income
6	1 bed	1st	£94,495	£75,440	£19,055	20%	£450 - 495
7	1 bed	1st	£93,995	£75,440	£18,555	20%	£450 - 495
8	2 bed	1st	£114,995	£93,280	£21,715	20%	£550 - 575
9	1 bed	2nd	£94,495	£75,440	£19,055	20%	£450 - 495
10	1 bed	2nd	£94,995	£75,440	£19,555	20%	£450 - 495
11	1 bed	2nd	£94,495	£75,440	£19,055	20%	£450 - 495
12	2 bed	2nd	£115,495	£93,280	£22,215	20%	£550 - 575

This quality development will be ready for occupation in February 2011 and each apartment comes with its own parking space.

In addition to the great discount of 20% we have also negotiated for all floor coverings and kitchen appliances to be included in the sale which means:

Quality carpet fitted to the living-room, bedroom and hallway and quality vinyl flooring to the bathroom and kitchen plus:

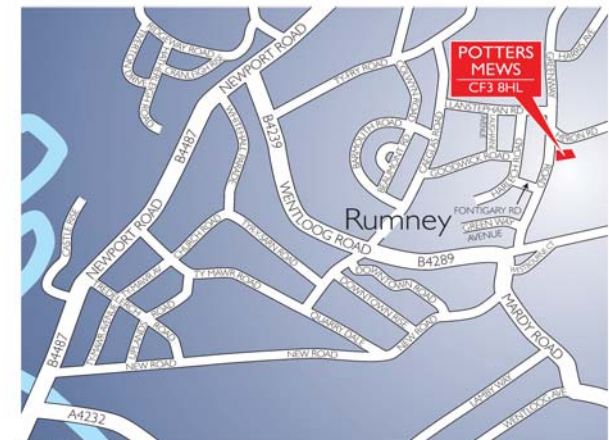
- Oven, hob & extractor hood
- Washer Dryer
- Fridge Freezer
- All appliances to be integrated

Development Layout & Location Map

- 1 & 2 bedroom apartments
plots 1-12
- 1 & 2 bedroom apartments
plots 13-24
- 1 & 2 bedroom apartments
plots 25-36



Area Map



Local Map

Maps not to scale

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. For details of individual properties and availability please refer to our Sales Consultant.

Key to plan. b/s Bin store. c/s Cycle store. c/st Cycle stand.