

Quayside . Mermaid Quay . Cardiff Bay . 1 & 2 Bedroom Apartments



Property Matters Group are pleased to offer a selection of apartments at the Quayside development which is being built in the prestigious Oval Basin situated in Mermaid Quay. Situated directly opposite the iconic landmark of the Wales Millennium Centre the apartments are in one of the best locations at Cardiff Bay with major attractions a minutes walk away and a wide selection of bars and restaurants nearby.


The immediate area surrounding the apartments boasts not only some of the best architecture in the UK but the Welsh Parliament itself with its newly built state of the art debating chamber. The area also has 8 miles of waterfront and a freshwater lake to explore and attracts tourists from all over the world.

Recently more than £1 Billion has been invested into Europe's youngest capital city including a 5 year regeneration of the city centre which has created one of Europe's most vibrant shopping centres. In addition to the newly completed shopping centre is the Olympic village which is near completion and will have cutting edge facilities as a training centre for UK based athletes.

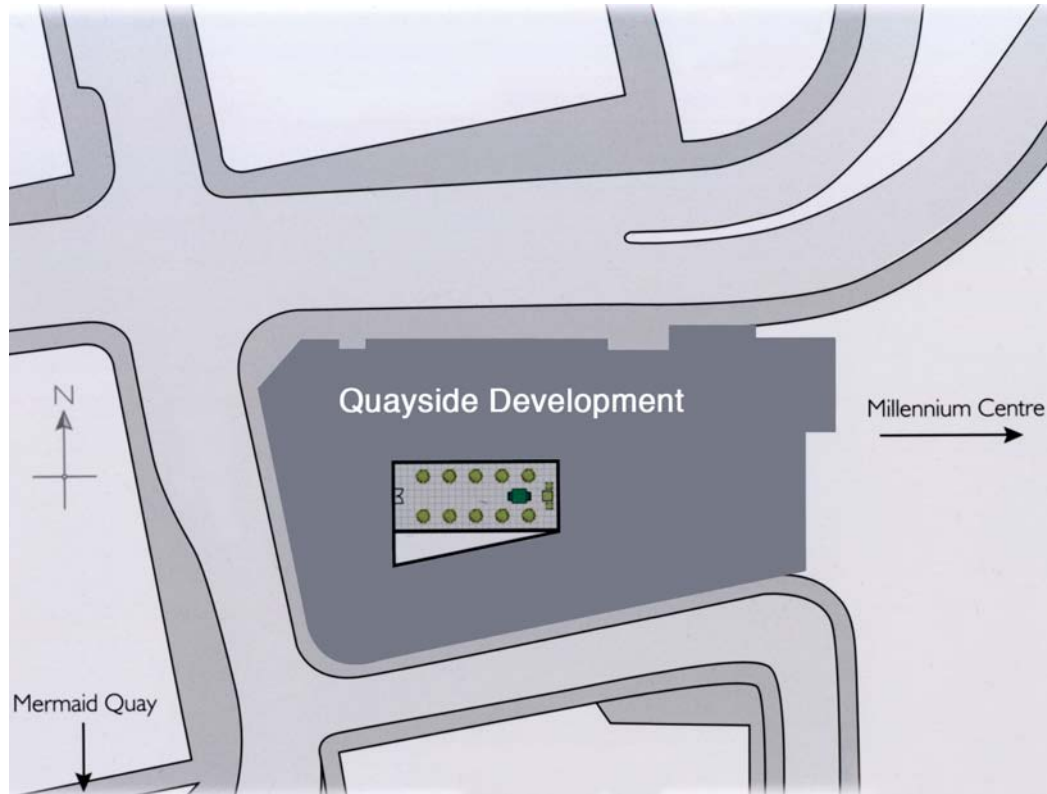
The Quayside development being built by Bellway homes has a total of 73 high specification Studio, 1 and 2 bedroom apartments over 6 floors. Scheduled for a Spring 2011 completion we are delighted to have exclusive access to offer these prestigious apartments at discounted prices.

Property Matters Group has obtained consent to service let apartments purchased through us at Quayside allowing us to advertise and let your property on a daily/weekly basis to paying guests similar to a hotel which will increase the annual return.

Specification

- Kitchen fitted with a range of wall and base units
- Stainless steel oven, hob and hood
- Integrated fridge/freezer and integrated washer/dryer
- Karndean flooring to kitchen, living, dining and bathroom
- Carpet to hallway and bedrooms
- Downlighters to kitchen and bathroom
- Vicaima Essential Dekodor internal doors finished in oak colour
- Roca sanitaryware in white with chrome fittings
- Electric heating system to apartments
- Audio/videophone entry system
- Chrome finish towel rail to bathroom
- Wardrobe with oak colour sliding doors to master bedroom only
- TV point to living room and bedrooms
- BT point to living area
- Internal walls finished in matt white with white gloss woodwork
- Smooth skim ceilings in white matt
- Mains linked smoke detectors
- Lift to all floors
- 10 year  warranty





Studio Apartment **SOLD OUT**

Prices from £81,895	Discount from £28,055	Square Foot 351	Rental Income £500 pcm*	PMG Fee from £3000 + vat
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1 Bedroom Apartment **LAST FEW REMAINING**

Prices from £112,000	Discount from £26,105	Square Foot 525	Rental Income £600 pcm*	PMG Fee from £3000 + vat
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2 Bedroom Apartment **SOLD OUT**

Prices from £144,995	Discount from £24,245	Square Foot 773	Rental Income £700 pcm*	PMG Fee from £3384 + vat
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* Fixed monthly income guaranteed

Serviced Letting

Property Matters has legal authority and approval from Bellway Homes to service let at the Quayside development at Cardiff Bay. Serviced letting is where we advertise and market your property for daily and weekly occupation to corporate and individual guests. We have been successfully service letting apartments for over 5 years and have a large network of clients including BBC Wales, PriceWaterHouseCooper & The Welsh National Opera

There are many benefits to having the ability to service let your property, which are:

- Higher returns compared to standard rental options
- Less wear and tear on your apartment
- Regular payments
- No monthly void periods
- No risk of non payment