

# Aquila House

Falcon Drive | Cardiff | CF10 4PD

**Two Bedroom Apartment | Asking price Of £140,000**



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2 | 1 | 1 | 1

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# PROPERTY DESCRIPTION

**\*\*IDEAL FIRST TIME PURCHASE\* NO CHAIN\*\*** MGY are pleased to present for sale, a spacious two bedroom, fourth floor apartment on Falcon Drive, Cardiff Bay. Located within walking distance to Mermaid Quay. The accommodation comprises of entrance hall to lounge/ diner/ kitchen, two double bedrooms and bathroom. The property further benefits from double glazing throughout, sprinkler system, security intercom system and secure gated parking. The development benefits from onsite concierge and secure bike storage. Low service charges. No chain. Viewing highly recommended. **\*\*RESIDENTIAL PURCHASE ONLY\*\***

- **Tenure** Leasehold
- **Council Tax Band** D
- **Floor Area (approx.)** 624 sq ft
- **Viewing Arrangements** Strictly by Appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole and letterbox. Wood effect vinyl flooring. Wall mounted electric panel heater. Two storage cupboards, one housing hot water tank. Wall mounted security intercom system.

## LOUNGE/DINER/KITCHEN

23' 11" x 9' 10" (7.30m x 3.02m)  
Floor to ceiling double glazed windows. Ample natural daylight. Wood effect vinyl flooring. TV Aerial point. Telephone point. Two wall mounted electric panel heaters. Open plan kitchen. Part tiled walls. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Free standing oven, with four ring electric hob. Free standing fridge freezer and washing machine. Space for dishwasher. Extractor fan.

## MASTER BEDROOM

13' 9" x 8' 8" (4.20m x 2.66m)  
Double glazed windows. Carpeted flooring. Free standing mirrored double wardrobe. TV Aerial point. Wall mounted electric panel heater.

## BEDROOM TWO

13' 9" x 6' 7" (4.20m x 2.03m)  
Double glazed windows. Double bedroom. Carpeted flooring. Free standing mirrored double wardrobe. Wall mounted electric panel heater.

## BATHROOM

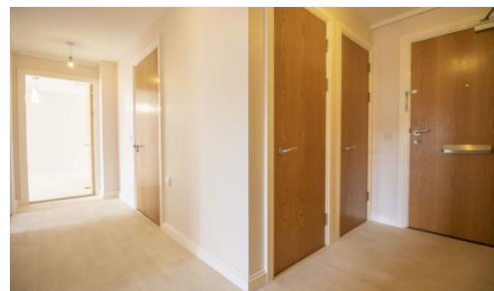
7' 8" x 5' 6" (2.35m x 1.69m)  
Wood effect vinyl flooring. Part tiled walls. Panelled bath, with shower over. Pedestal wash hand basin. W.C. Wall mounted mirrored vanity unit. Wall mounted electric panel heater. Extractor fan.

## PARKING

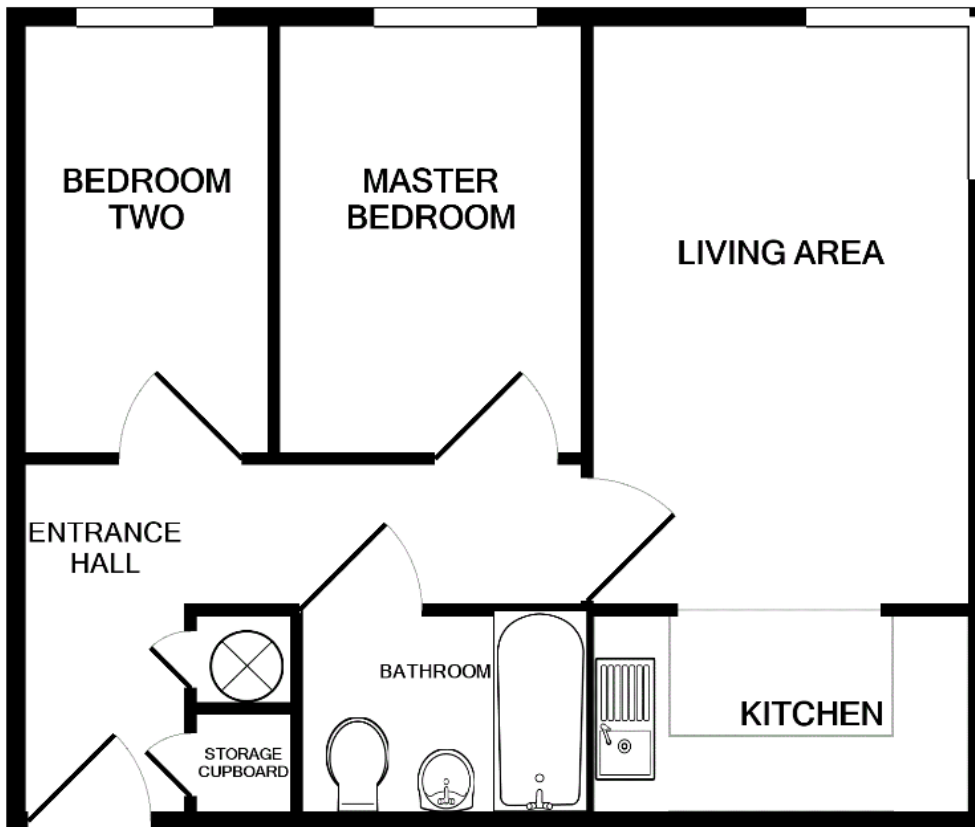
Secure gated parking and bike storage.

## TENURE

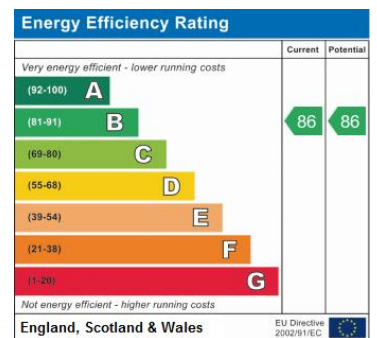
MGY are advised that the property is leasehold, with a lease of 125 years from 2006. Service charges £1,373.69 per annum, which includes water rates and building insurance. Ground rent £100 per annum.



# FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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