

# Aquila House

Falcon Drive | Cardiff | CF10 4PE

**Two Bedroom Apartment | Asking Price Of £139,950**



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# PROPERTY DESCRIPTION

**\*\*IDEAL FIRST TIME PURCHASE\*\*NO CHAIN\*\*** MGY are pleased to present for sale, a spacious two bedroom, fifth 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.)** 560 sq ft
- **Viewing Arrangements**  
Strictly by Appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole and letterbox. Carpeted flooring. Wall mounted electric panel heater. Spacious hallway with storage cupboard. Wall mounted security intercom system.

## LOUNGE/DINER

9' 10" x 16' 11" (3.00m x 5.18m)  
Double glazed windows to front. Ample natural daylight. Carpeted flooring. TV Aerial point. Telephone point. Two wall mounted electric panel heaters.

## KITCHEN

8' 11" x 7' 8" (2.72m x 2.34m)  
Open plan kitchen. Part tiled walls. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Built in oven, with four ring electric hob. Free standing fridge freezer, washer dryer and dishwasher. Extractor fan. Lino flooring.

## BEDROOM ONE

9' 4" x 12' 11" (2.85m x 3.95m)  
Double glazed windows to front. Carpeted flooring. TV Aerial point. Wall mounted electric panel heater.

## BEDROOM TWO

6' 10" x 12' 11" (2.10m x 3.95m)  
Double glazed window to front. Double bedroom. Carpeted flooring. Wall mounted electric panel heater.

## BATHROOM

Wood effect vinyl flooring. Part tiled walls. Panelled bath, with shower over. Pedestal wash hand basin with hot and cold tap. W.C. Wall mounted mirrored unit with lighting. Wall mounted electric panel heater. Extractor fan.

## PARKING

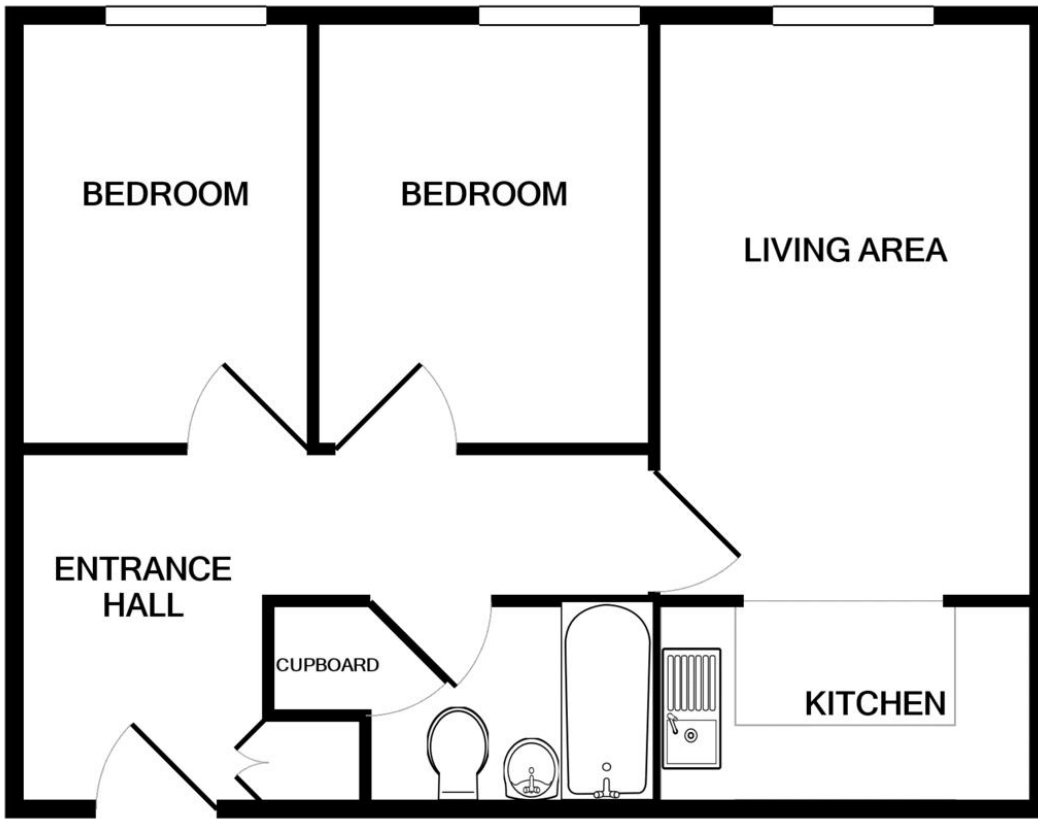
Secure gated parking and bike storage.

## TENURE

MGY are advised that the property is leasehold, with a lease of 125 years from 2006. Low service charges of approx £1400 per annum, which includes water rates and building insurance. Ground rent £100 per annum.

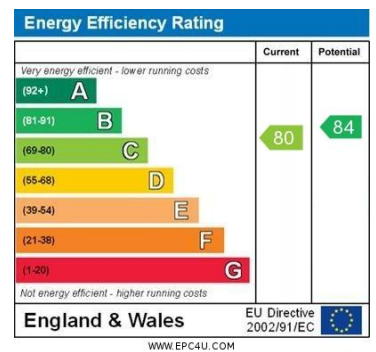


# FLOORPLANS



TOTAL APPROX. FLOOR AREA 564 SQ.FT. (52.4 SQ.M.)

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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