

# Overstone Court

Cardiff Bay | Cardiff Bay | CF10 5NT

**Two Bedroom Apartment | Offers In Excess Of £155,000**



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# PROPERTY DESCRIPTION

**\*\*IDEAL FIRST TIME PURCHASE OR INVESTMENT\*\*** An opportunity to acquire a 2 bedroom 2nd floor apartment with river views in a convenient location within close proximity to the City Centre and Mermaid Quay. The accommodation comprises entrance hall, lounge/ dining area/ kitchen with access to balcony, 2 bedrooms, en-suite and bathroom. Allocated parking space.

- **Tenure** Leasehold
- **Council Tax Band** E
- **Floor Area (approx.)** 688 sq ft
- **Viewing Arrangements** Strictly by Appointment

## ENTRANCE HALL

Entered via security intercom system. Three built in storage cupboards, one housing hot water tank. Underfloor heating.

## LIVING ROOM

14' 5" x 12' 0" (4.41m x 3.68m)  
Double doors to rear aspect leading to balcony plus windows to rear. Telephone point, tv point and power points. Underfloor heating. Open plan to;

## KITCHEN

14' 7" x 6' 0" (4.46m x 1.84m)  
Modern fitted units with work surfaces incorporating stainless steel sink. Built in four ring hob, oven and extractor fan above. Integrated dish washer, fridge freezer and washing machine. Power points.

## MASTER BEDROOM

9' 11" x 9' 10" (3.03m x 3.01m)  
Windows to rear. Built in wardrobes. Underfloor heating. Telephone point, tv point and power points. Door into;

## EN SUITE

Fully tiled shower cubicle, pedestal wash hand basin and low level wc. Wall mounted cabinet, towel rail and extractor fan. Vinyl flooring.

## BEDROOM TWO

9' 6" x 9' 10" (2.91m x 3.02m)  
Window to rear. Underfloor heating. Fitted wardrobes. Telephone point and power points.

## BATHROOM

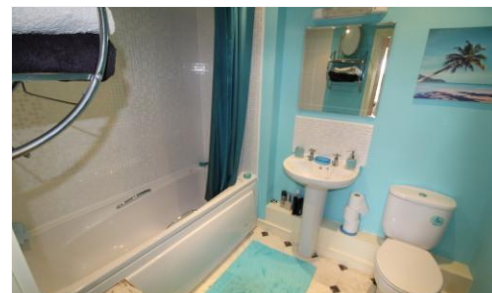
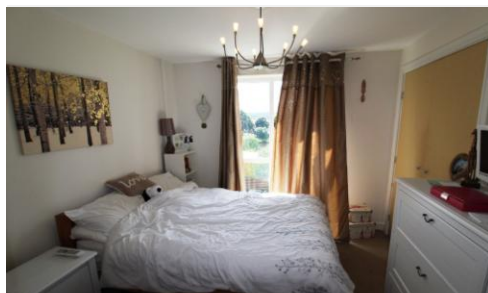
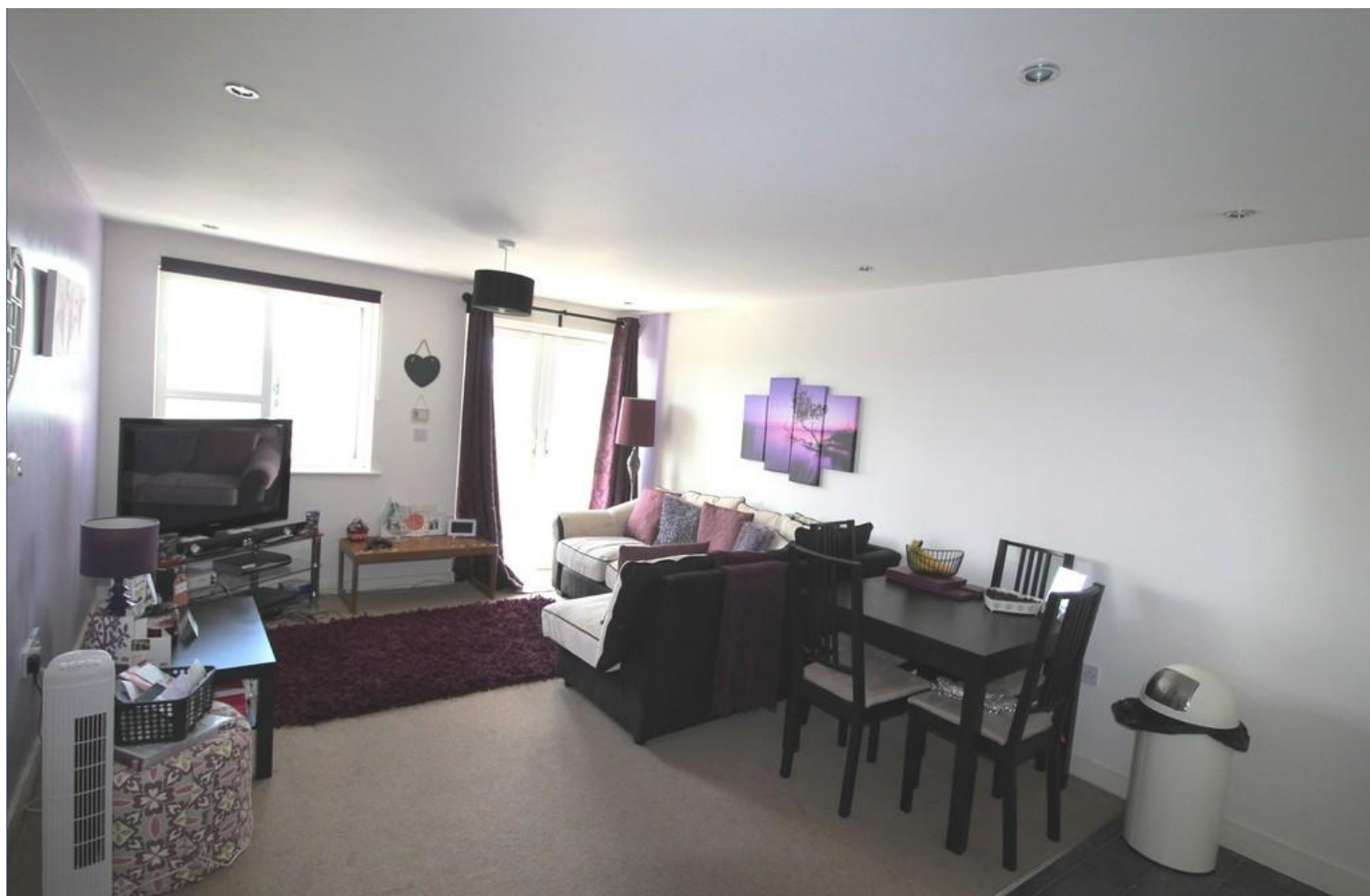
7' 5" x 6' 0" (2.28m x 1.84m) Suite comprising panelled bath, pedestal wash hand basin and low level wc. Shaver point, towel rail and extractor fan.

## PARKING

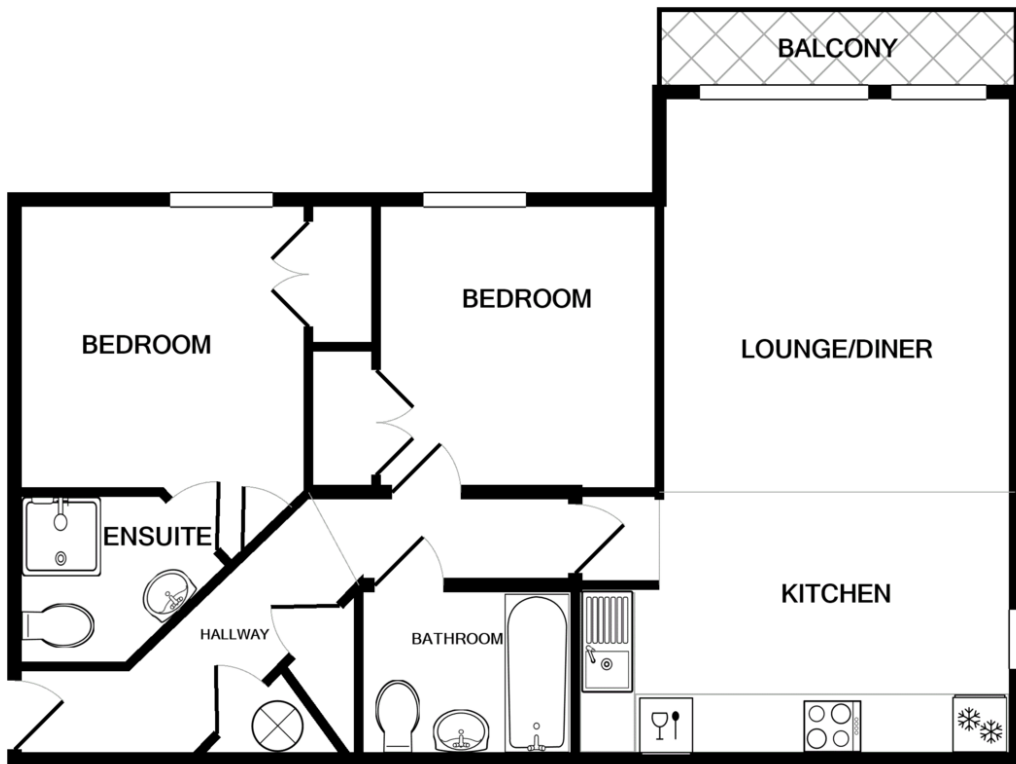
Allocated car parking space. Visitor Parking.

## TENURE

MGY are advised that the property is leasehold, with a lease of 150 years from 2004. Low service charges of £901.11 per annum, which includes building insurance. Ground rent £205.42 per annum.



# FLOORPLANS



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential

England & Wales  
EU Directive 2002/91/EC



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