

# Crichton House

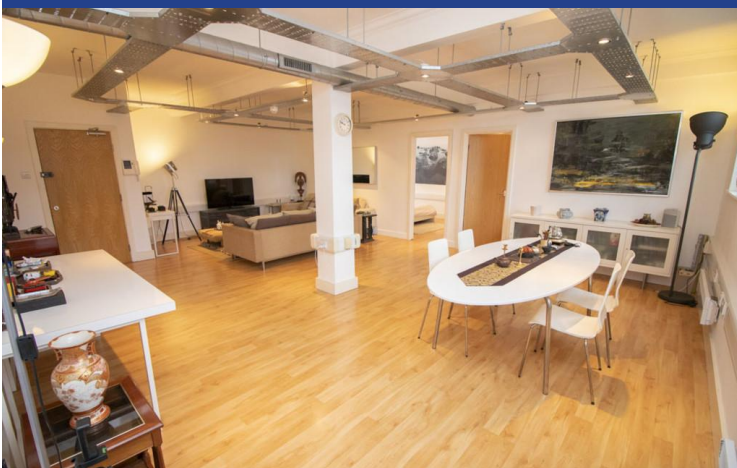
Mount Stuart Square, Cardiff, CF10 5EE



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£225,000**



Two Bedroom Apartment

2

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# Property Description

**\*\*NO CHAIN & EXTREMELY SPACIOUS\*\*** MGY are pleased to present for sale a spacious two bedroom, fourth floor apartment located within the popular Crichton House development, in Cardiff Bay. A grade II listed building, within walking distance of Mermaid Quay, with its many bars, shops and restaurants. The unique accommodation briefly comprises of an extremely spacious living/ dining room with open plan kitchen, two double bedrooms and bathroom. The property benefits from double glazing throughout and a video entry intercom system. This property offers a work/ live in opportunity. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 1,012 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door. Wall mounted video entry intercom system. Storage cupboard, housing fuse box.

## LOUNGE/DINER

26' 5" x 18' 9" (8.07m x 5.73m)  
Large double glazed windows to front. Extremely spacious, with ample natural daylight. Wall mounted video entry intercom system. Laminate flooring. Coving. Two wall mounted electric panel heaters. TV Aerial point. Spotlights. Open plan living.

## KITCHEN

11' 1" x 9' 0" (3.40m x 2.76m)  
Double glazed windows to front. Laminate flooring. Modern fitted units, with work surfaces incorporating stainless steel sink. Integrated oven and four ring electric hob, with extractor hood over. Space for dishwasher. Integrated fridge freezer. Exceptionally large storage cupboard, with space for fridge freezer and washing machine. Spotlights.

## MASTER BEDROOM

15' 7" x 8' 6" (4.76m x 2.60m)  
Double glazed uPVC windows to rear. Ample natural daylight. Spacious double bedroom. Laminate flooring. Coving. Wall mounted electric panel heater.

## BEDROOM TWO

10' 11" x 7' 8" (3.34m x 2.36m)  
Double glazed window to front. Double bedroom. Laminate flooring. Coving. Wall mounted electric panel heater.

## BATHROOM

9' 0" x 6' 10" (2.75m x 2.09m)  
Double glazed window to front. Vinyl flooring. Part tiled walls. Coving. Shower cubicle. W.C. Wall mounted wash hand basin.

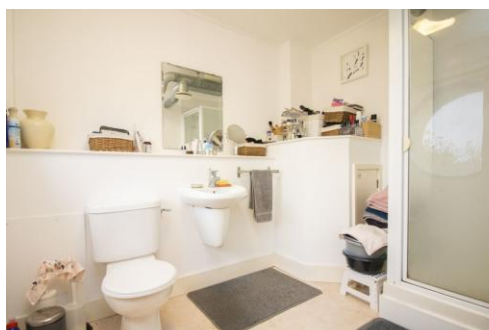
## TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2004. Service charges of £2,264.32 per annum, which includes water rates, building insurance, security entry intercom system, lift maintenance, regular cleaning and maintenance of internal and external communal areas. Ground rent £50 per annum.



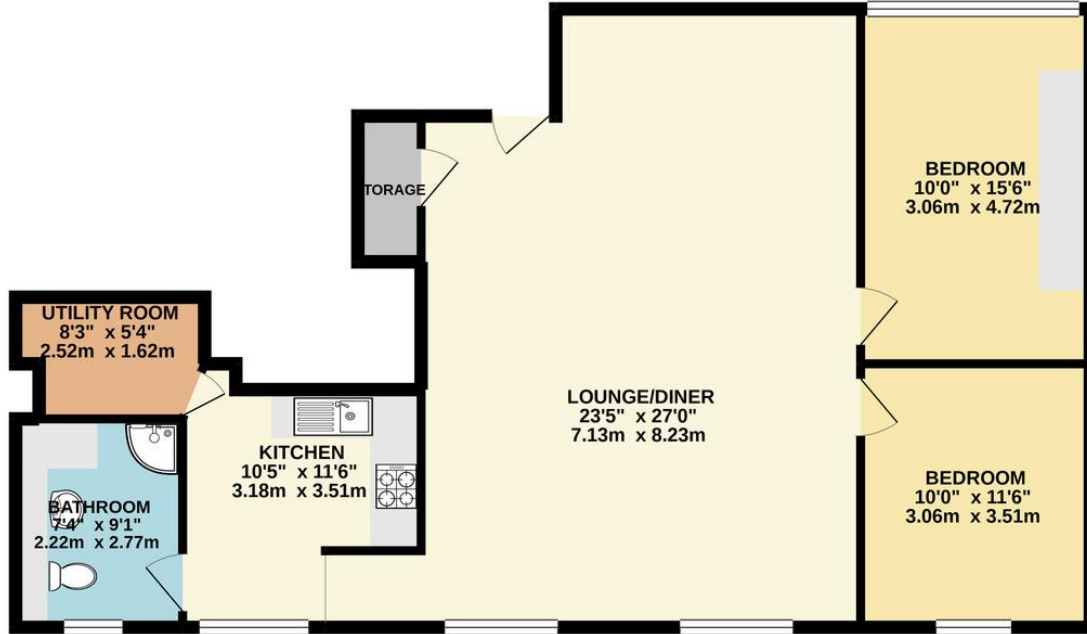
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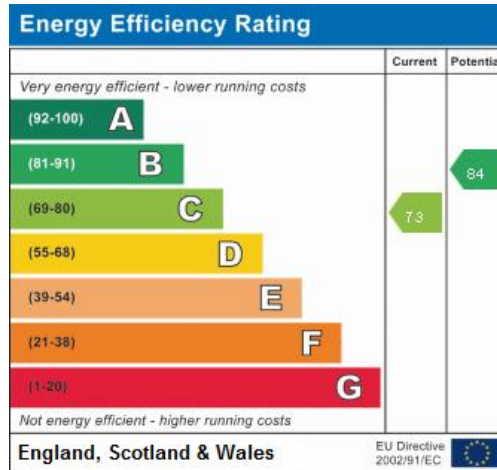
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TOTAL FLOOR AREA: 996 sq.ft. (92.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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