

Empire House

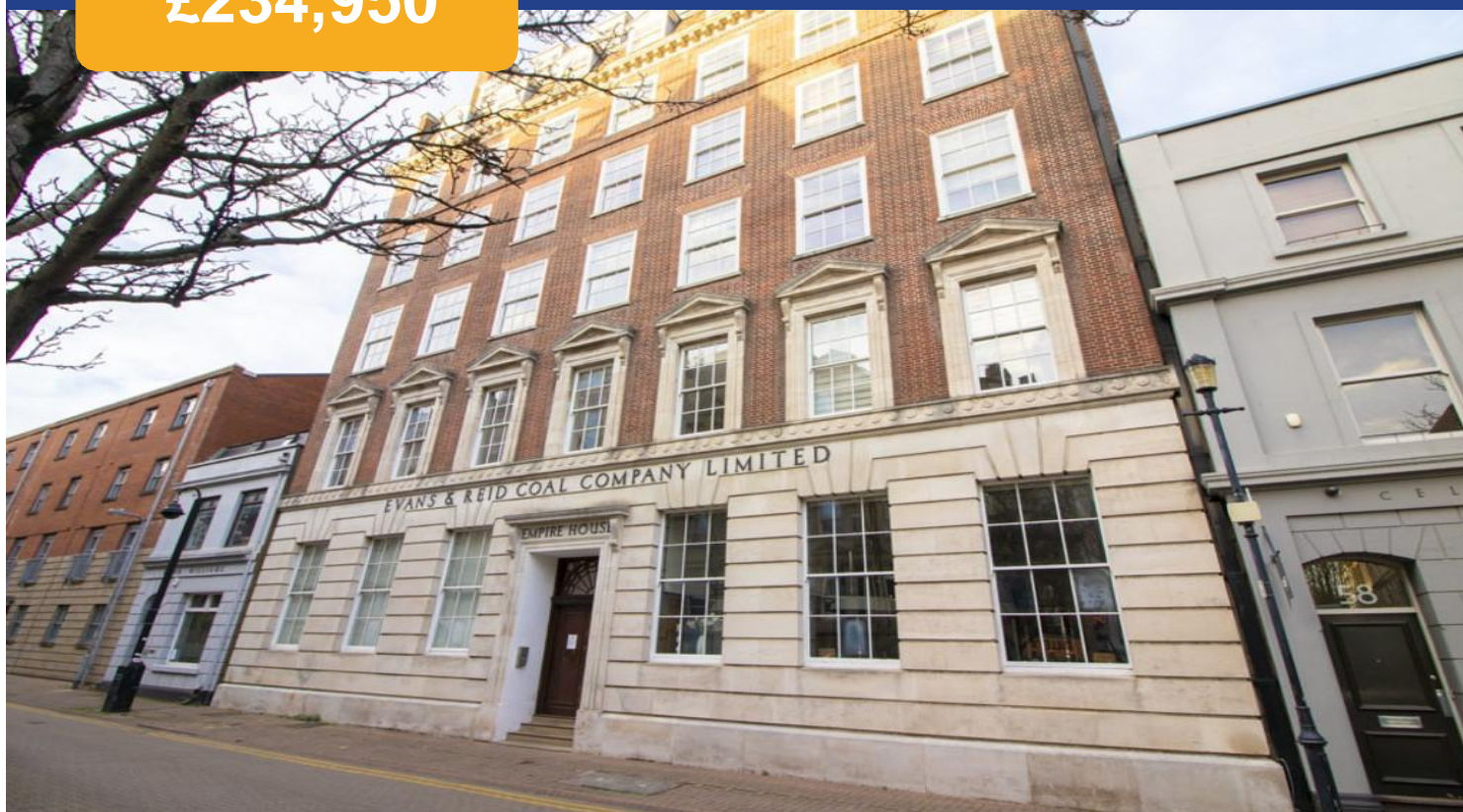
Mount Stuart Square, Cardiff, CF10 5LR



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£234,950



Two Bedroom Apartment



Property Description

****UNIQUE HIGH CEILINGS* NO CHAIN**** MGY are pleased to present for sale, a modern two bedroom, second floor apartment within the highly sought after development, Empire House. Grade II listed building. Walking distance to Mermaid Quay and Cardiff Bay train station. The accommodation comprises of entrance hall to living/dining room, modern fitted kitchen, bathroom and two double bedrooms. The property further benefits from unique high ceilings of 3.4 meters, double glazed sash windows, security video entry system, electric heating, a lighting circuit and secure gated access to allocated parking space. The gated development also benefits from a concierge service, internal bike storage, a conference room and leisure facilities, with fully equipped gymnasium. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 635 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALL

Entered via wooden door. Wall mounted video entry, intercom system. Tiled flooring. Storage cupboard, housing hot water tank and free standing washing machine. Wall mounted electric panel heater. Spotlights.

LIVING ROOM

13' 6" x 8' 11" (4.13m x 2.74m)
Double glazed wooden sash windows, to front aspect. Ample natural daylight. Tiled flooring. Wall mounted electric panel heater. TV Aerial point. Telephone point.

KITCHEN

12' 0" x 7' 4" (3.68m x 2.24m)
Modern fitted kitchen. Tiled flooring. Wall and base units, with work surfaces incorporating stainless steel sink. Ample storage. Under unit lighting. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splash back. Extractor fan. Integrated fridge freezer and dishwasher. Open plan living.

MASTER BEDROOM

17' 6" x 8' 9" (5.34m x 2.69m)
Double glazed wooden sash windows, to front aspect. Ample natural daylight. Spacious double bedroom. Carpeted flooring. Built in double wardrobe. Wall mounted electric panel heater. TV aerial point.

BEDROOM TWO

13' 5" x 6' 10" (4.09m x 2.09m)
Double glazed wooden sash windows, to front aspect. Ample natural daylight. Double bedroom. Carpeted flooring. Wall mounted electric panel heater. TV aerial point.

BATHROOM

6' 11" x 5' 7" (2.11m x 1.72m)
Tiled flooring. Fully tiled walls. Tiled bath, with rainfall shower over and glass shower screen. Vanity enclosed wash hand basin, with mirror over. W.C. Heated towel rail. Extractor fan. Spotlights.

PARKING

Secure gated access, to an allocated parking space.

STORAGE CAGE

Storage cage located in the basement, with secure access.

FACILITIES

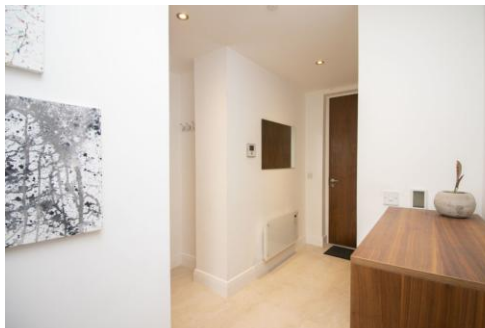
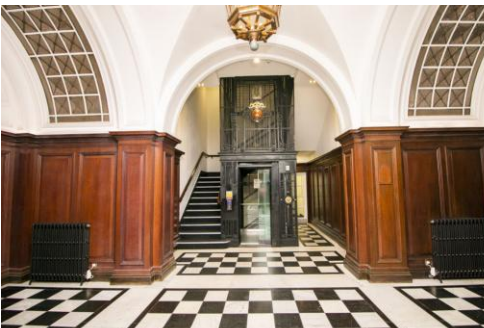
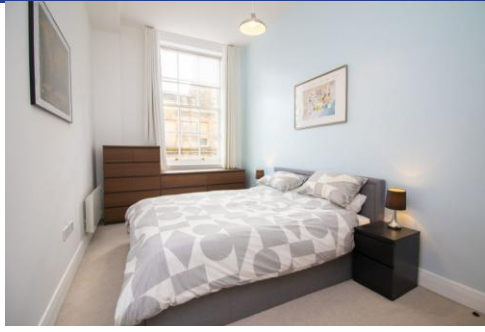
The development benefits from onsite concierge, leisure facilities with fully equipped 24hr gymnasium, conference room and internal bike storage, with secure access.

TENURE

MGY are advised that the property is leasehold, with a term of 250 years from 2013. Service charges of £1,804.48 per annum, which includes building insurance, secure fob access, onsite concierge, gymnasium and conference room, lift maintenance, CCTV, maintenance of internal and external communal areas, secure gated access to an allocated parking space, internal bike storage, regular cleaning and refuse disposal. Ground rent £250 per annum.

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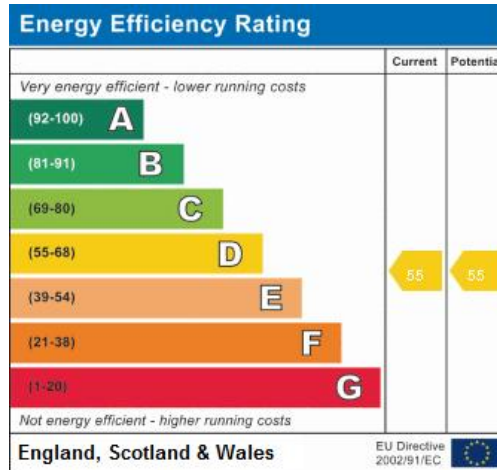
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