

# Lacuna

Windsor Esplanade | Cardiff | CF10 5BG

**One Bedroom Apartment | Asking Price Of £209,950**



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# PROPERTY DESCRIPTION

**\*\*NO CHAIN\* RARELY AVAILABLE\*\*** MGY are pleased to present for sale, an impressive one bedroom first floor apartment, in the much sought after 'Lacuna Apartments'. Exceptional views of Cardiff Bay, Penarth head and beyond. The spacious accommodation comprises of entrance hall, lounge/dining area, fully integrated kitchen, bedroom, bathroom and access to a large paved terrace, enjoying the fantastic views. There is a sliding partition, separating the bedroom from the living area. The property further benefits from gas central heating, double glazing throughout and a video entry intercom system. Secure gated access to an allocated undercroft parking space. EWS1 form in place. No chain.

- **Tenure** Leasehold
- **Council Tax Band F**
- **Floor Area (approx.)** 581 sq ft
- **Viewing Arrangements**  
Strictly by Appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Carpeted flooring. Large storage cupboard, housing boiler. Wall mounted radiator. Video entry intercom system. Thermostat.

## LOUNGE/DINER

16' 1" x 13' 5" (4.91m x 4.11m)  
Double glazed windows and patio doors, leading onto large terrace with fantastic views of Cardiff Bay, Penarth head and beyond. Ample natural daylight. Wall mounted radiator. TV aerial point. Telephone point. Sliding partition to bedroom. Spotlights. Open plan living.

## KITCHEN

8' 8" x 8' 3" (2.66m x 2.52m) Fitted kitchen, with base and wall units. Work surfaces incorporating stainless steel sink, with mixer tap, drainer and waste disposal. Ample storage. Built in oven and microwave. Five ring gas hob, with extractor hood over. Splash back. Integrated fridge/freezer, dishwasher and washer/dryer.

Wall mounted radiator. Under unit lighting. Vinyl flooring. Spotlights.

## BEDROOM

15' 9" x 10' 9" (4.81m x 3.28m)  
Double glazed windows and patio doors, leading onto large terrace, with fantastic views of Cardiff Bay, Penarth head and beyond. Ample natural daylight. Wall mounted radiator. TV aerial point. Built in double wardrobe. Sliding partition to lounge. Spotlights.

## BATHROOM

7' 4" x 5' 7" (2.24m x 1.72m) Tiled flooring. Fully tiled walls. Tiled bath, with mixer tap, shower attachment and upgraded shower panel, with body jets. W.C. Wash hand basin, with mixer tap. Shaver point. Heated towel rail. Extractor fan. Spotlights.

## TERRACE

Large paved terrace, with stunning views of Cardiff Bay, Penarth head and beyond. Ample sun. Accessed from the living room and bedroom.

## PARKING

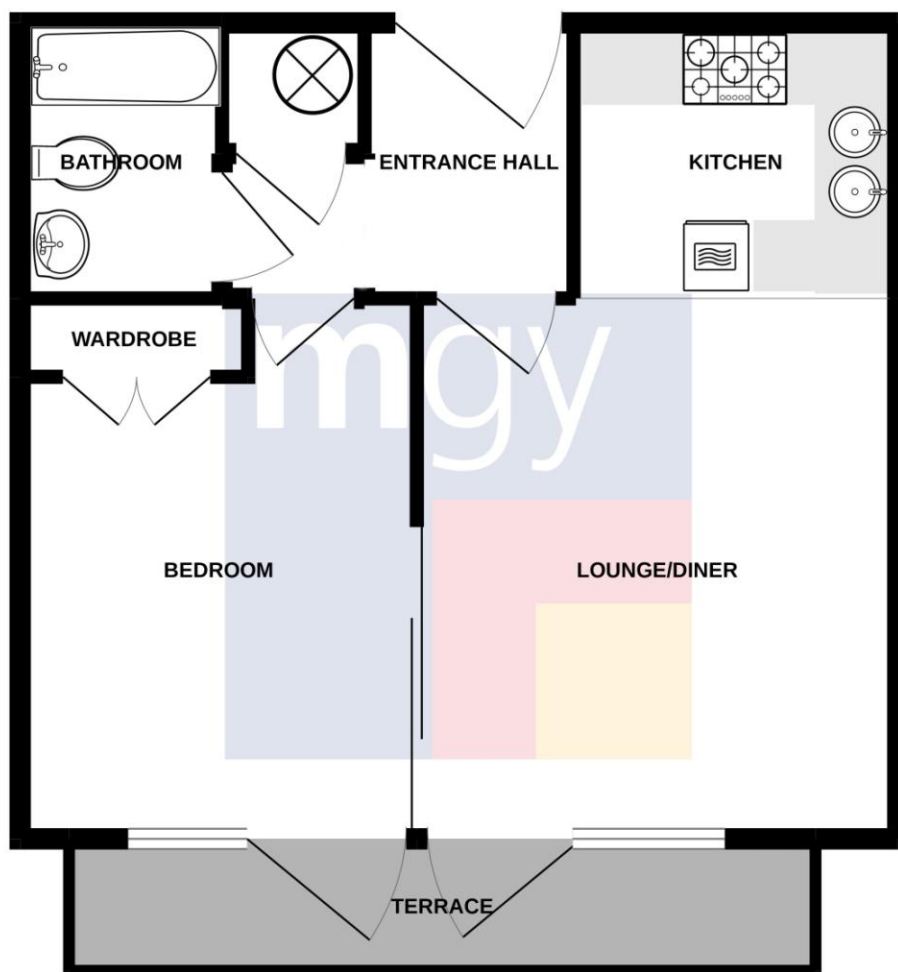
Secure gated access to an allocated undercroft parking space.

## TENURE

MGY are advised that the property is leasehold, with a lease of 125 years from 2002. Service charges £1,969.42 per annum, which includes building insurance and water rates. Ground rent £230 per annum.



# FLOORPLANS



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



**Cardiff Bay 029 2046 5466**

13 Mount Stuart Square, Cardiff Bay, Cardiff  
CF10 5EE

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