

Empire Way

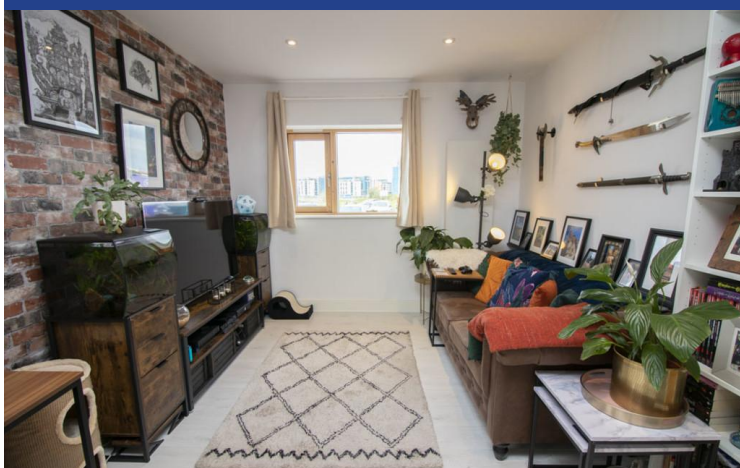
Cardiff, CF11 0JW

Offers In Excess Of

£140,000



Estate Agents and
Chartered Surveyors



One Bedroom Apartment

1

1

1

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Property Description

****IMMACULATELY PRESENTED* IDEAL FIRST TIME PURCHASE**** MGY are pleased to present for sale an immaculate, one bedroom ground floor apartment, located in the prestigious Cardiff Pointe. The spacious accommodation comprises of entrance hall, lounge/kitchen/diner, bedroom and bathroom. The property further benefits from double glazing throughout, video entry intercom system, air control technology, gas central heating, bike storage, one allocated parking space and visitor parking. Ideal first time purchase. Viewing recommend.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 409 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate wood effect flooring. Wall mounted video entry intercom system. Storage cupboard. Spotlights. Wall mounted radiator. Thermostat.

LOUNGE/KITCHEN/DINER

20' 4" x 10' 5" (6.20m x 3.18m)
Double glazed uPVC windows to front. Laminate wood effect flooring. T.V Aerial point. Telephone point. Wall mounted vertical radiator. Spotlights. Smoke alarm. Open plan living. Large modern kitchen. Fitted wall and base units, with work surfaces incorporating stainless steel sink, with dual tap. Ample storage. Under unit lighting. Siemens appliances. Integrated oven and microwave. Four ring electric induction hob and stainless steel extractor hood over, with lighting. Integrated washing machine, dishwasher and fridge freezer. Ample power points. Mechanical extract ventilation system.

BEDROOM

10' 0" x 8' 4" (3.07m x 2.55m)
Double glazed uPVC windows to front. Laminate wood effect flooring. T.V Aerial point. Telephone point. Wall mounted radiator. Spotlights.

BATHROOM

7' 4" x 6' 5" (2.25m x 1.98m)
Modern bathroom. Tiled flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Pedestal wash hand basin. W.C. Wall mounted mirror. Storage cupboard housing boiler. Shaver point. Extractor fan. Heated towel rail. Mechanical extract ventilation system. Spotlights.

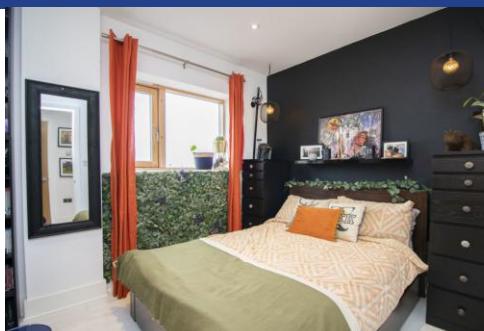
PARKING

Allocated parking space. Visitor parking.

TENURE

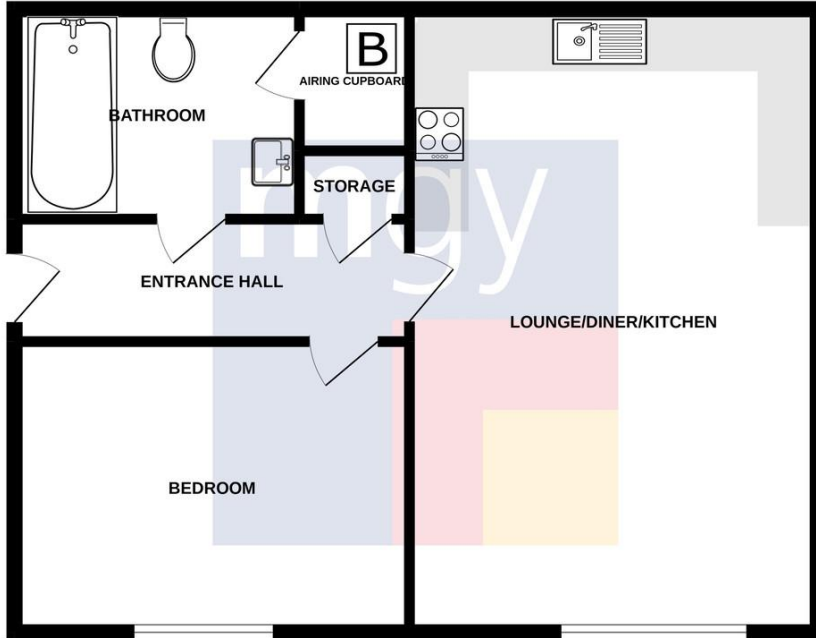
MGY are advised that this property is leasehold, with a term of 999 years from 2015. Service charges of £2,199.32 per annum, which includes building insurance, video entry intercom system, secure fob access, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure bike storage, an allocated parking space and visitor parking. No ground rent.

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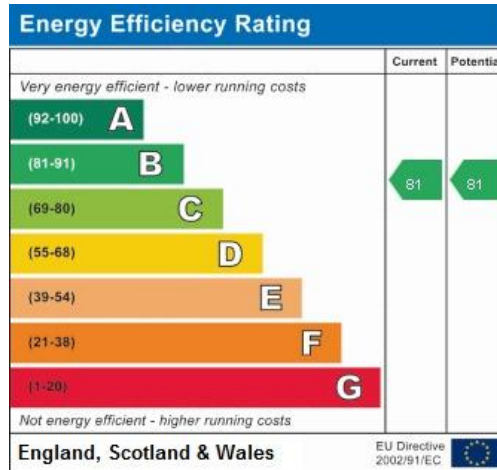


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Cardiff 029 2046 5466

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



mgyc.co.uk

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