

Aquila House,

Falcon Drive, Cardiff, CF10 4PE



Estate Agents and
Chartered Surveyors

Asking Price Of

£124,950



One Bedroom Apartment



Property Description

****IDEAL FIRST TIME PURCHASE**** MGY are pleased to present for sale, a spacious one bedroom, fifth floor apartment in Aquila House, Cardiff Bay. Located within walking distance to Mermaid Quay. The accommodation comprises of entrance hall to lounge/diner/ kitchen, bedroom and bathroom. The property further benefits from double glazing throughout, sprinkler system, security intercom system and secure gated parking. The development benefits from onsite concierge and secure bike storage. EWS1 form in place. Viewing highly recommended. ****RESIDENTIAL PURCHASE ONLY****

Tenure Leasehold

Council Tax Band C

Floor Area Approx 474 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spyhole and letterbox. Wood effect laminate flooring. Wall mounted electric panel heater. Two storage cupboards, one housing hot water tank. Wall mounted security intercom system.

LOUNGE/DINER

14' 5" x 13' 5" (4.41m x 4.10m)
Double glazed windows to front. Ample natural daylight. Wood effect laminate flooring. TV Aerial point. Telephone point. Two wall mounted electric panel heaters. Open plan living.

KITCHEN

10' 0" x 5' 11" (3.05m x 1.81m)
Wood effect laminate flooring. Part tiled walls. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage. Free standing oven, with four ring electric hob. Space for fridge freezer, dishwasher and washing machine. Extractor fan.

BEDROOM

12' 5" x 9' 10" (3.81m x 3.01m)
Double glazed window to front. Ample natural daylight. Wood effect laminate flooring. TV Aerial point. Wall mounted electric panel heater.

BATHROOM

7' 6" x 5' 6" (2.30m x 1.69m)
Tiled flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Pedestal wash hand basin. W.C. Wall mounted mirror, with lighting over. Wall mounted electric panel heater. Extractor fan.

PARKING

Secure gated parking and bike storage.

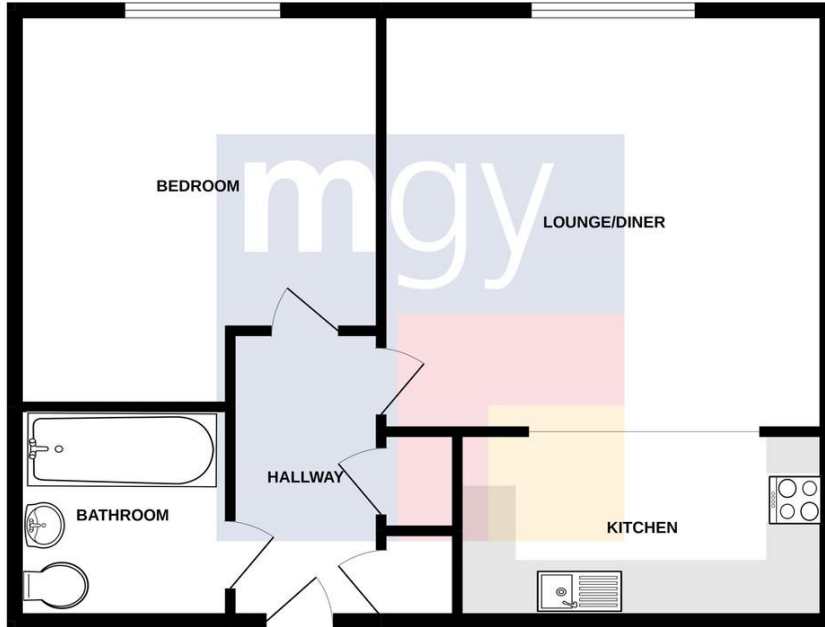
TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2006. Service charges £1,398.46 per annum, which includes water rates, building insurance, secure fob access, onsite concierge, CCTV, security entry intercom system, lift maintenance, maintenance of internal and external communal areas, secure bike storage, regular cleaning and refuse disposal, secure gated access to parking and parking management. Ground rent £100 per annum.

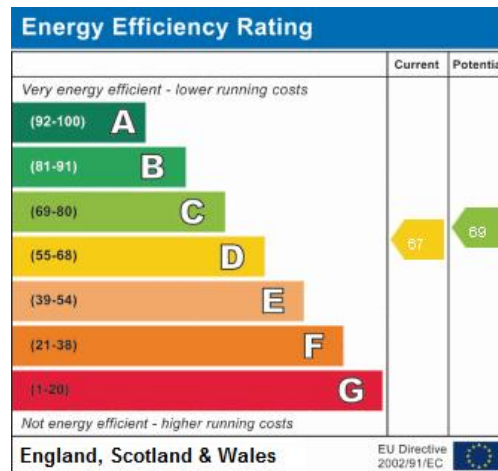
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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