

City Wharf

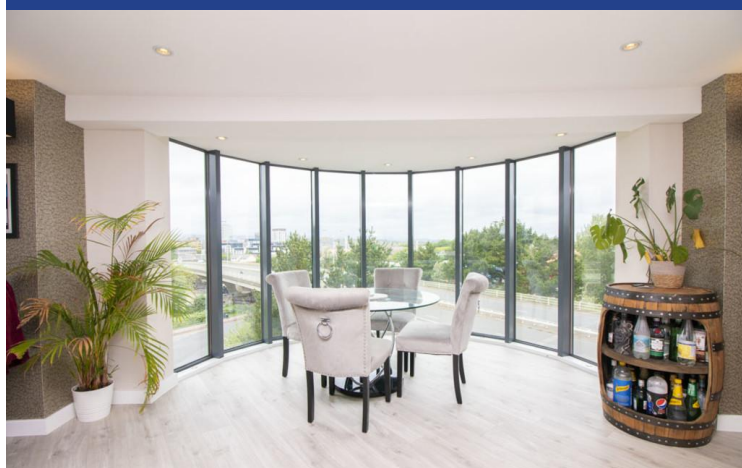
Atlantic Wharf, Cardiff, CF10 4HG



Estate Agents and
Chartered Surveyors

Asking price

£275,000



Two Bedroom Apartment

2

2

2

1

Property Description

****IMMACULATELY PRESENTED* NO CHAIN**** MGY are proud to offer a truly magnificent two bedroom, sixth floor apartment offering excellent living space within the highly regarded, prestige development of City Wharf in Cardiff Bay. The property is based in the great location of Atlantic Wharf, which offers an exclusive number of only 30 apartments. The high specification accommodation comprises of spacious entrance hall, open plan lounge/kitchen/diner, two double bedrooms, one with en-suite and main bathroom. The property further benefits from double glazing throughout, in-ceiling speakers, video entry intercom system, allocated parking space and bike storage. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 947 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Vinyl plank flooring. Two storage cupboards, one housing hot water tank. Wall mounted electric panel heater. Spotlights.

LOUNGE/KITCHEN/DINER

32' 10" x 22' 7" (10.03m x 6.90m)
Double glazed floor to ceiling windows to front. Additional double glazed window to front and side. Ample natural daylight. Extremely spacious living area. Vinyl plank flooring. Modern fitted kitchen, with ample storage. Wall and base units, with work surfaces incorporating stainless steel sink. Plinth lighting. Built in oven. Marble breakfast island, with four ring electric hob and extractor hood over. Integrated fridge freezer, washer/dryer and dishwasher. Extractor fan. Two wall mounted electric panel heaters. TV aerial point. Telephone point. Open plan living. Spotlights.

MASTER BEDROOM

15' 3" x 11' 6" (4.66m x 3.53m)
Double glazed windows to side. Carpeted flooring. Built in double wardrobe. TV aerial point. Telephone point. Wall mounted electric panel heater. Spotlights. Door leading to:-

EN-SUITE

6' 7" x 5' 10" (2.01m x 1.79m)
Tiled flooring. Part tiled walls. Panelled bath, with glass shower screen. Wall mounted wash hand basin. W.C. Marble vanity shelf, with large wall mounted mirror over. Extractor fan. Shaver point. Heated towel rail. Spotlights.

BEDROOM TWO

12' 7" x 11' 7" (3.84m x 3.55m)
Double glazed windows to side. Carpeted flooring. Double bedroom. TV aerial point. Telephone point. Wall mounted electric panel heater. Spotlights.

BATHROOM

10' 2" x 7' 1" (3.12m x 2.18m)
Tiled flooring. Part tiled walls. Double shower cubicle, with inset storage. Wall mounted wash hand basin. W.C. Marble vanity shelf, with large wall mounted mirror over. Extractor fan. Shaver point. Heated towel rail. Spotlights.

PARKING

Allocated parking Space.

TENURE

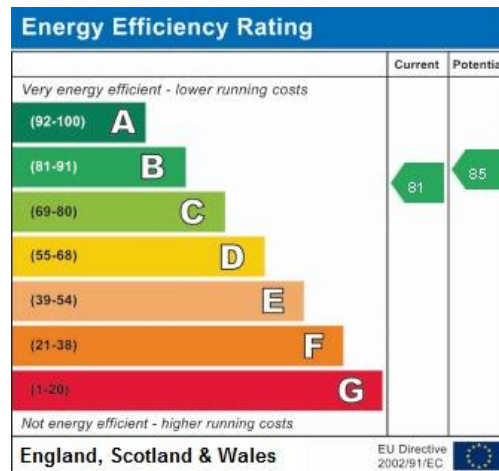
MGY are advised that the property is leasehold, with a lease of 125 years from 2004. Service charges of £2,688 per annum, which includes building insurance, lift maintenance, maintenance of internal and external communal areas, bike storage and an allocated parking space. Ground rent £150 per annum.

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