

Harrowby Street,

Cardiff, CF10 5GA



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£175,000**



Two Bedroom Apartment

2

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# Property Description

**\*\*IDEAL INVESTMENT OR FIRST TIME PURCHASE\* NO CHAIN\*\*** MGY are pleased to present for sale, a spacious two bedroom, ground floor apartment situated within the popular location, Harrowby Street. Walking distance to Mermaid Quay and the City Centre. The accommodation comprises of entrance hall to lounge/diner/kitchen, two bedrooms, one with en-suite and main bathroom. The property further benefits from double glazing throughout, security entry intercom system, gas central heating and an allocated parking space. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 710.42 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Carpeted flooring. Wall mounted intercom system. Two storage cupboards. Wall mounted radiator.

## LOUNGE/DINER/KITCHEN

22' 11" x 11' 5" (7.01m x 3.49m)  
Two sets of double glazed uPVC French doors, to front and side. Additional double glazed uPVC windows. Carpeted flooring. T.V Aerial point. Telephone point. Two wall mounted radiators. Vinyl wood effect flooring. Wall and base units, with work surfaces incorporating stainless steel sink. Ample storage. Built in oven and four ring hob, with stainless steel extractor hood over. Splash back. Integrated fridge freezer, washer/dryer and dishwasher. Storage cupboard housing Combi boiler. Extractor fan.

## MASTER BEDROOM

11' 5" x 11' 3" (3.49m x 3.43m)  
Double glazed uPVC windows to rear. Carpeted flooring. T.V Aerial point. Telephone point. Wall mounted radiator. Door to:-

## EN-SUITE

8' 1" x 4' 0" (2.48m x 1.22m)  
Vinyl flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Extractor fan.

## BEDROOM TWO

11' 11" x 8' 0" (3.64m x 2.44m)  
Double glazed uPVC windows to front. Carpeted flooring. T.V Aerial point. Wall mounted radiator. Door to:-

## BATHROOM

8' 1" x 4' 9" (2.48m x 1.46m)  
Double glazed uPVC window to rear. Vinyl flooring. Part tiled walls. Panelled bath, with shower over. Pedestal wash hand basin. W.C. Extractor fan.

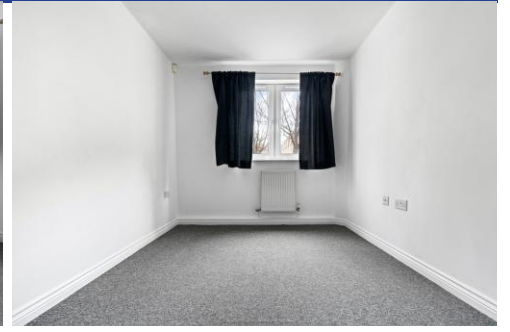
## PARKING

Secure barrier access, to an allocated parking space.

## TENURE

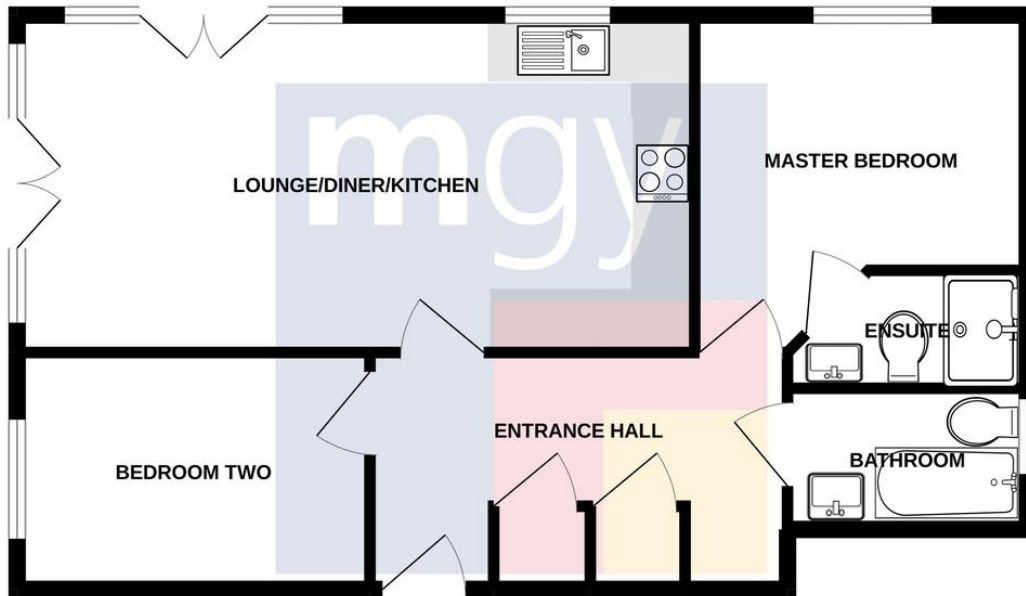
MGY are advised that the property is leasehold, with a term of 150 years from 2004. Service charges of £2,522.25 per annum, which includes buildings insurance, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage and barrier access to an allocated parking space. Ground rent £205.44 per annum.

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GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	77
(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	

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South Glamorgan, CF10 5EE



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