

Reresby Court, Cardiff Bay, Cardiff, CF10 5NR



Estate Agents and
Chartered Surveyors

Asking Price Of

£155,000



Two Bedroom Apartment

2 2 2 1

Property Description

****IDEAL FIRST TIME PURCHASE OR INVESTMENT* NO CHAIN**** MGY are pleased to present for sale, a spacious two bedroom, second floor apartment within the highly sought after development, Reresby Court. Located within walking distance to Cardiff City Centre and Cardiff Bay. The modern accommodation comprises of entrance hall to living/dining room, fitted kitchen, bathroom, two double bedrooms, one with en-suite. The property further benefits from double glazing throughout, large decked balcony, security intercom system, underfloor heating and an allocated parking space. Furniture negotiable. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 710 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door. Spacious hallway. Carpeted flooring. Two storage cupboards, one housing new hot water tank. Wall mounted security intercom system. Thermostat control.

LOUNGE/DINER/KITCHEN

20' 2" x 12' 0" (6.16m x 3.67m)
Double glazed uPVC window to front. French doors, leading to large decked balcony. Carpeted flooring to living area. Telephone point. TV aerial point. Thermostat control. Open plan living. Vinyl flooring to kitchen. Wall mounted electric panel heater. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splash back. Extractor fan. Integrated dishwasher, washer/dryer and fridge freezer.

MASTER BEDROOM

12' 5" x 12' 2" (3.80m x 3.73m)
Double glazed uPVC windows to front. Carpeted flooring. Telephone point. TV Aerial point. Thermostat control. Door to:-

EN-SUITE

7' 0" x 5' 9" (2.14m x 1.77m)
Vinyl flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Heated towel rail. Extractor fan. Wall mounted mirror.

BEDROOM TWO

11' 10" x 10' 1" (3.63m x 3.08m)
Double glazed uPVC windows to front. Double bedroom. Carpeted flooring. Telephone point. TV Aerial point. Thermostat control. Door to:-

BATHROOM

7' 5" x 8' 9" (2.27m x 2.68m)
Vinyl wood effect flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Pedestal wash hand basin. W.C. Heated towel rail. Extractor fan. Shaver point. Wall mounted mirror.

BALCONY

Large decked balcony, with ample sun. Accessed from the living room.

PARKING

Secure barrier access, to an allocated parking space.

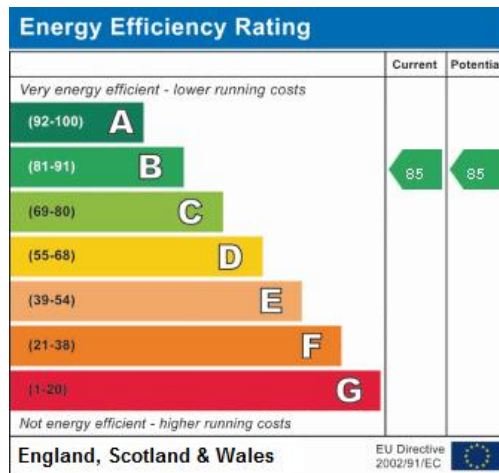
TENURE

MGY are advised that the property is leasehold, with a term of 150 years from 2004. Service charges of £1,105.58 per annum, which includes a security entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, barrier access to an allocated parking space and parking management. Building insurance £807.86 per annum. Ground rent £205.43 per annum.

Reresby Court,
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Cardiff 029 2046 5466

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