

# Beaufort Court,

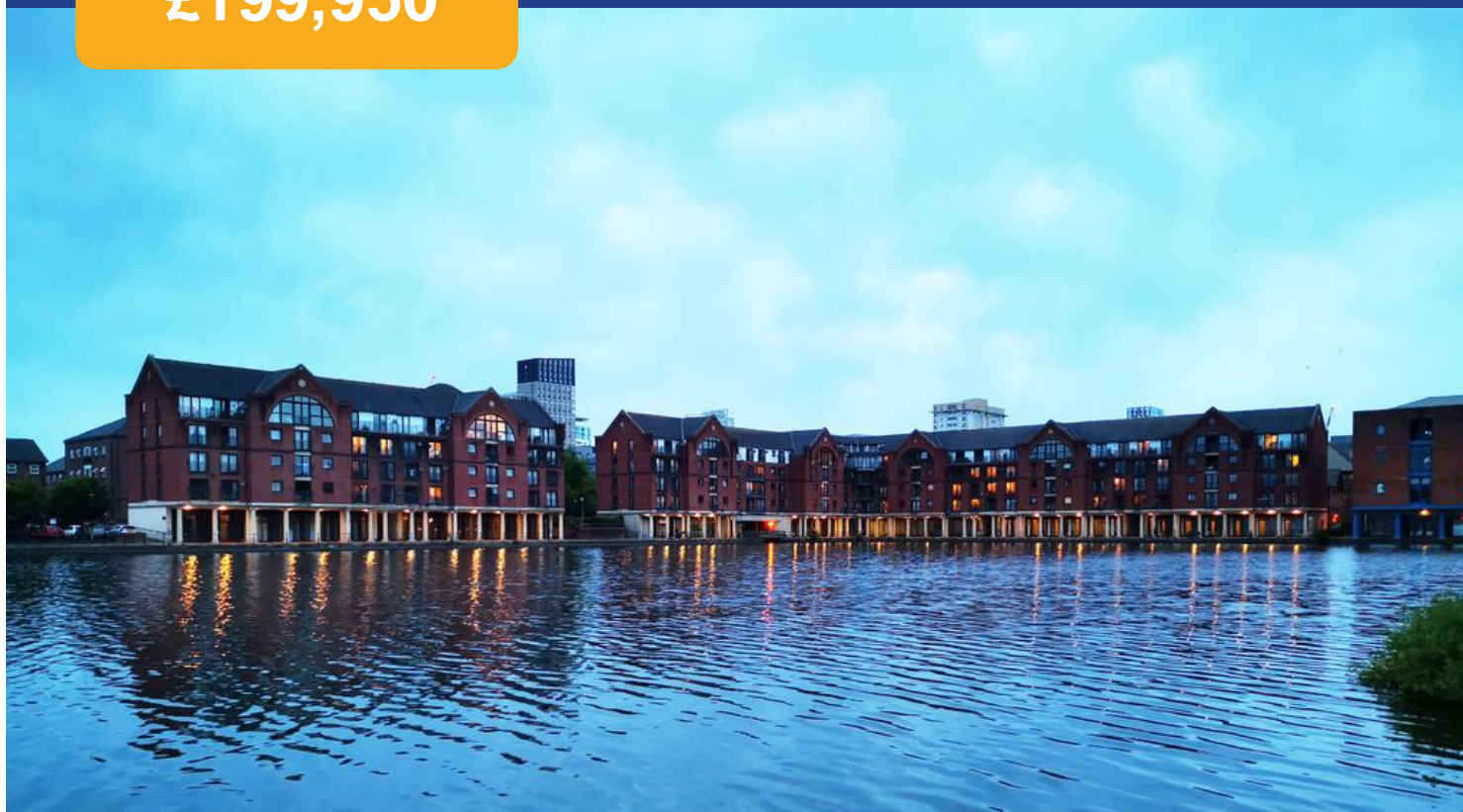
Atlantic Wharf, Cardiff, CF10 4AH



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£199,950**



Two Bedroom Apartment



# Property Description

**\*\*STUNNING WATER VIEWS\* NO CHAIN\*\*** MGY are pleased to present for sale a spacious top floor, two bedroom apartment within the popular Atlantic Wharf development, Beaufort Court. The development is located within walking distance to the City Centre and Cardiff Bay. The immaculate apartment briefly comprises of large hallway, living room with terrace, separate kitchen, two double bedrooms and modern fitted bathroom. The property further benefits from stunning water views, double glazing throughout and one allocated parking space. Ideal first time purchase or investment. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 764 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with letter box. Wood effect laminate flooring. Storage cupboard, housing hot water tank. Additional storage cupboard, with double doors. Wall mounted electric panel heater. Telephone point. Spotlights.

## LIVING ROOM

16' 9" x 10' 7" (5.13m x 3.25m)  
Double glazed door and windows to front, leading onto paved terrace. Stunning water views. Wood effect laminate flooring. Wall mounted electric panel heater. TV and telephone point.

## KITCHEN

13' 7" x 8' 0" (4.15m x 2.44m)  
Double glazed sky light, to rear. Large separate kitchen. Wood effect laminate flooring. Wall and base units, with work surfaces incorporating stainless steel sink, with mixer tap. Ample storage throughout. Built in oven, with four ring electric hob and extractor hood over. Splashback. Space for fridge freezer, washing machine and dishwasher. Breakfast bar, with stool seating below. Extractor fan.

## MASTER BEDROOM

11' 4" x 9' 9" (3.47m x 2.99m)  
Double glazed sky light, to rear. Carpeted flooring. Wall mounted electric panel heater. TV point.

## BEDROOM TWO

14' 11" x 8' 3" (4.56m x 2.52m)  
Double glazed window and sky light, to rear. Double bedroom. Carpeted flooring. Wall mounted electric panel heater and storage heater. TV point. Built in storage cupboard. Spotlights.

## BATHROOM

8' 2" x 5' 9" (2.50m x 1.76m)  
Modern bathroom. Tiled flooring. Fully tiled walls. Vanity enclosed wash hand basin, with mixer tap. Panelled bath, with shower over and glass shower screen. W.C. Wall mounted mirror, with spotlights over. Vanity unit. Heated towel rail. Spotlights.

## TERRACE

Large paved terrace, with stunning water views and ample sun. Accessed from the living room.

## PARKING

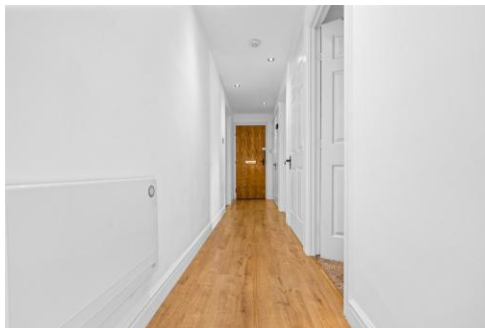
Allocated Parking Space.

## TENURE

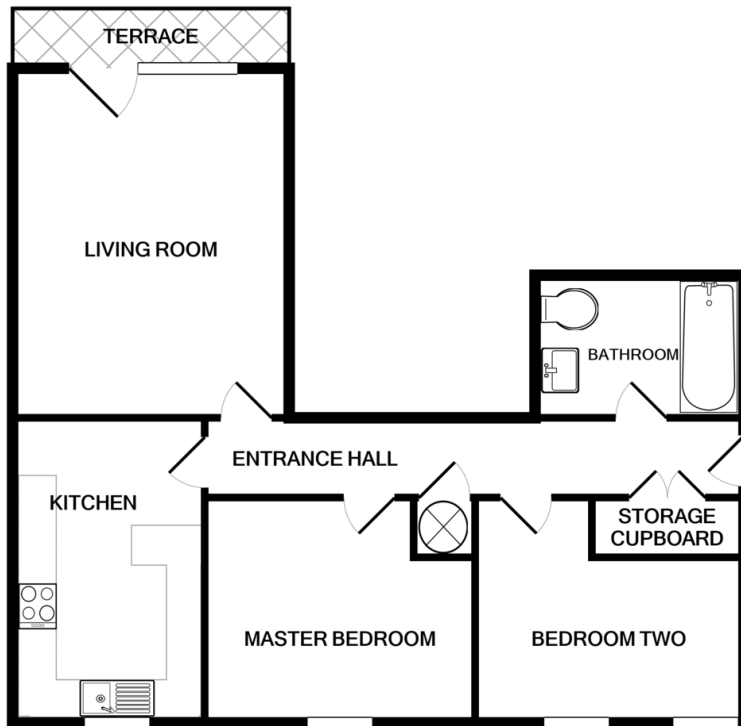
MGY are advised that the property is leasehold, with a lease of 125 years from 1989. Service charges £1,608 per annum, which includes building insurance. No ground rent.



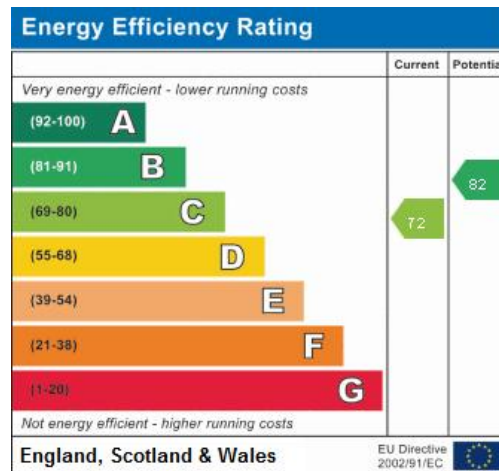
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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