

Harrison Way,

Windsor Quay, Cardiff, CF11 7PE



Estate Agents and
Chartered Surveyors

Asking Price Of

£129,950



One Bedroom Apartment



Property Description

****IDEAL INVESTMENT OR FIRST TIME PURCHASE**** An opportunity to acquire a spacious one bedroom, top floor apartment in the popular Windsor Quay development. Close to Cardiff Bay Retail Park and with excellent links to the A4232 and M4. Mermaid Quay is also close by, offering a variety of bars, shops and restaurants. Frequent public transport which is easily accessible, linking to Cardiff City Centre and surrounding areas. The immaculately presented accommodation comprises of an entrance hall, living/dining room, kitchen, bedroom and modern bathroom. The property further benefits from bay windows, double glazing throughout, French doors and an allocated parking space. Ideal first time purchase or investment. Viewing recommended.

Tenure Leasehold

Council Tax Band C

Floor Area Approx 463 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door with security spy hole. Wall mounted security intercom system. Carpeted flooring. Two large storage cupboards, one housing hot water tank. Wall mounted electric panel heater. Loft access.

LIVING ROOM

17' 6" x 11' 7" (5.34m x 3.54m)
Double glazed uPVC bay windows, to front aspect. Carpeted flooring. TV aerial point. Telephone point. Open plan living.

KITCHEN

7' 0" x 6' 11" (2.14m x 2.11m)
Vinyl flooring. Part tiled walls. Modern fitted kitchen, with wall and base units incorporating stainless steel sink. Integrated oven, with four ring electric induction hob and extractor over. Integrated fridge/freezer. Space for washing machine. Extractor fan.

BEDROOM

11' 11" x 10' 0" (3.64m x 3.06m)
Double glazed uPVC French doors, to Juliette balcony. Additional double glazed uPVC window, to rear aspect. Carpeted flooring. Wall mounted electric panel heater. TV Aerial point.

BATHROOM

6' 9" x 6' 3" (2.08m x 1.93m)
Double glazed uPVC window, to rear aspect. Tiled flooring. Fully tiled walls. Panelled bath, with shower over and glass shower screen. Wall mounted wash hand basin. W.C. Shaver point. Heater. Wall mounted mirrored vanity unit.

PARKING

Allocated parking space. Visitor parking.

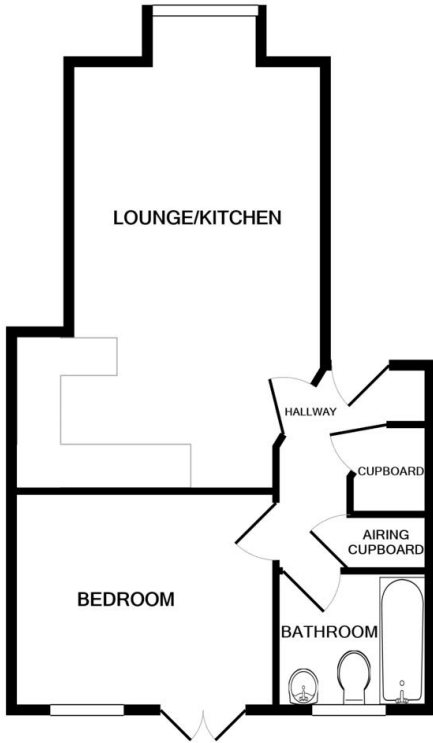
TENURE

MGY are advised that the property is leasehold, with a lease of 125 years from 2000. Service charges of £1,035.87 per annum. Ground rent £55 per annum.

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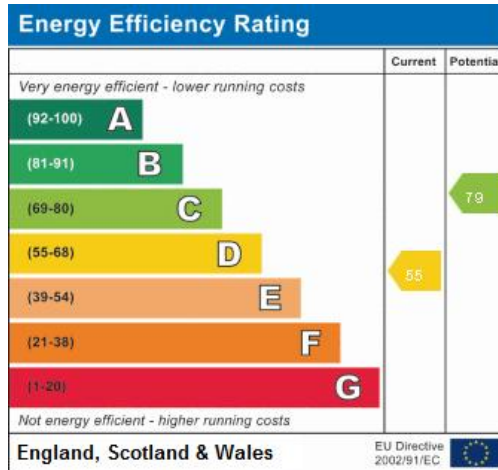


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TOTAL APPROX. FLOOR AREA 470 SQ.FT. (43.7 SQ.M.)

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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