

Aquila House,

Falcon Drive, Cardiff, CF10 4PE



Estate Agents and
Chartered Surveyors

Offers in Excess Of

£155,000



Two Bedroom Apartment



Property Description

****IDEAL FIRST TIME PURCHASE**** MGY are pleased to present for sale, a spacious two bedroom, fifth (top) floor apartment on Falcon Drive, Cardiff Bay. Located within walking distance to Mermaid Quay. The accommodation comprises of entrance hall to lounge/ diner/ kitchen, two double bedrooms and bathroom. The property further benefits from double glazing throughout, sprinkler system, security intercom system and secure gated parking. The development benefits from onsite concierge and secure bike storage. Low service charges. EWS1 form in place. Viewing highly recommended. ****RESIDENTIAL PURCHASE ONLY****

Tenure Leasehold

Council Tax Band D

Floor Area Approx 560 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole and letterbox. Laminate wood effect flooring. Wall mounted electric panel heater. Spacious hallway with storage cupboard. Wall mounted security intercom system.

LOUNGE/DINER

16' 11" x 9' 10" (5.18m x 3.00m)
Double glazed windows to front. Ample natural daylight. Laminate wood effect flooring. TV Aerial point. Telephone point. Two wall mounted electric panel heaters.

KITCHEN

8' 11" x 7' 8" (2.72m x 2.34m)
Open plan kitchen. Laminate wood effect flooring. Part tiled walls. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Built in oven, with four ring electric hob. Space for fridge freezer, washer dryer and dishwasher. Extractor fan.

MASTER BEDROOM

12' 11" x 9' 4" (3.95m x 2.85m)
Double glazed windows to front. Carpeted flooring. TV Aerial point. Wall mounted electric panel heater.

BEDROOM TWO

12' 11" x 6' 10" (3.95m x 2.10m)
Double glazed window to front. Double bedroom. Carpeted flooring. Wall mounted electric panel heater.

BATHROOM

Tile effect vinyl flooring. Part tiled walls. Panelled bath, with shower over. Pedestal wash hand basin with hot and cold tap. W.C. Wall mounted mirror, with lighting and vanity unit. Wall mounted electric panel heater. Airing cupboard, housing hot water tank.. Extractor fan.

PARKING

Secure gated parking and bike storage.

FACILITIES

Onsite concierge.

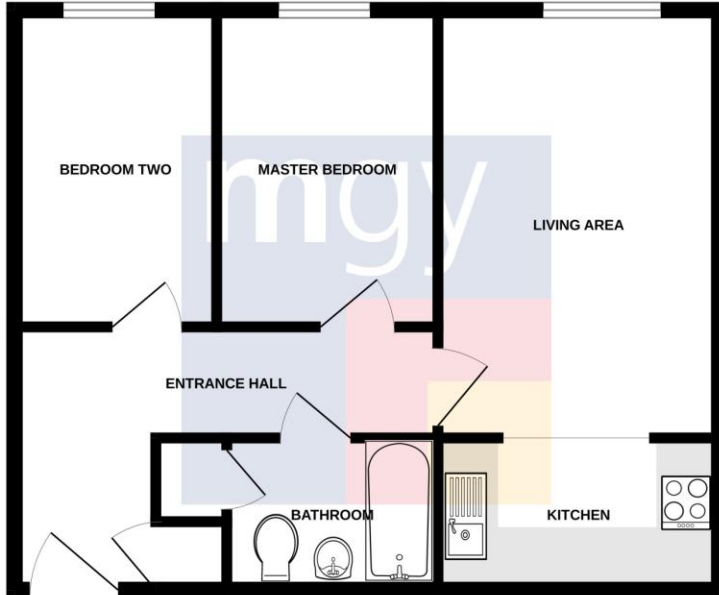
TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2006. Low service charges of £1185 per annum, which includes water rates and building insurance. Ground rent £100 per annum.

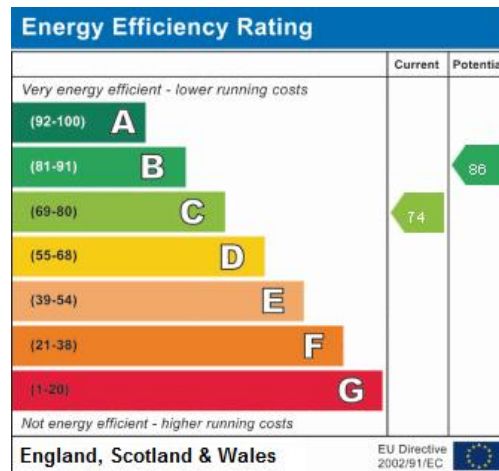
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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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