

# Windlass Court,

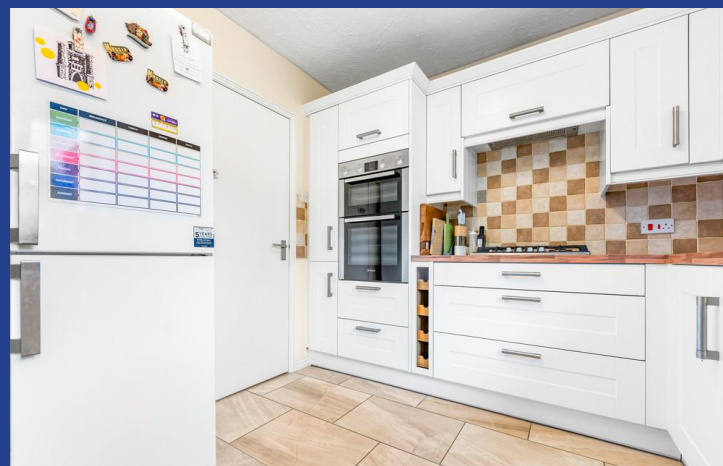
Barquentine Place, Cardiff, CF10 4NG



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£199,950**



Two Bedroom Apartment



# Property Description

**\*\*IDEAL INVESTMENT OR FIRST TIME PURCHASE\*\***  
MGY are pleased to present for sale, a spacious two bedroom, ground floor apartment situated within the popular location of Atlantic Wharf, Windlass Court. Walking distance to the City Centre and Cardiff Bay. The modern accommodation comprises of spacious entrance hall, porch, living room, large separate kitchen, two double bedrooms and main bathroom. The property further benefits from double glazing throughout, bay windows, security entry intercom system, an allocated parking space and visitor parking. Low service charges. Viewing recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 672 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Porch area. Laminate wood effect flooring. Wall mounted intercom system. Two large storage cupboards. Wall mounted radiator.

## LIVING ROOM

4.89' 3.40" x 0' 0" (1.3m x 0m)  
Double glazed uPVC bay windows to front. Laminate wood effect flooring. T.V Aerial point. Telephone point. Two wall mounted radiators.

## KITCHEN

11' 10" x 9' 0" (3.63m x 2.76m)  
Large separate kitchen. Double glazed uPVC windows to front. Tiled flooring. Tiled splashbacks. Wall and base units, with work surfaces incorporating stainless steel sink. Ample storage. Built in oven, with four ring gas hob and extractor hood over. Storage cupboard, housing Combi-boiler. Space for washing machine, dishwasher and fridge freezer. Wall mounted radiator.

## MASTER BEDROOM

12' 9" x 10' 5" (3.90m x 3.19m)  
Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. Wall mounted radiator.

## BEDROOM TWO

9' 6" x 9' 3" (2.91m x 2.84m)  
Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. Wall mounted radiator.

## BATHROOM

7' 7" x 7' 1" (2.33m x 2.16m)  
Obscure double glazed uPVC window to rear. Tiled flooring. Part tiled walls. Panelled bath, with rainfall shower over and additional shower attachment. Glass shower screen. Vanity enclosed wash hand basin. W.C. Shaver point. Extractor fan.

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### PARKING

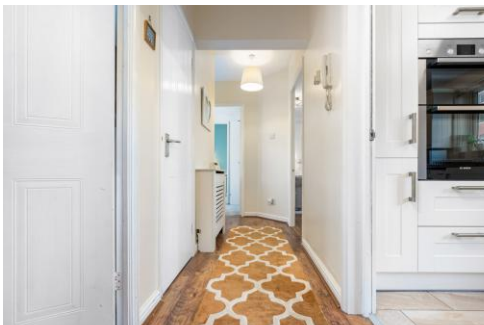
Allocated parking space. Visitor parking.

### TENURE

MGY are advised that the property is leasehold, with a term of 999 years from April 2015. Low service charges of £907.92 per annum, which includes building insurance, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space and visitor parking. No ground rent. This property has a share of the freehold.



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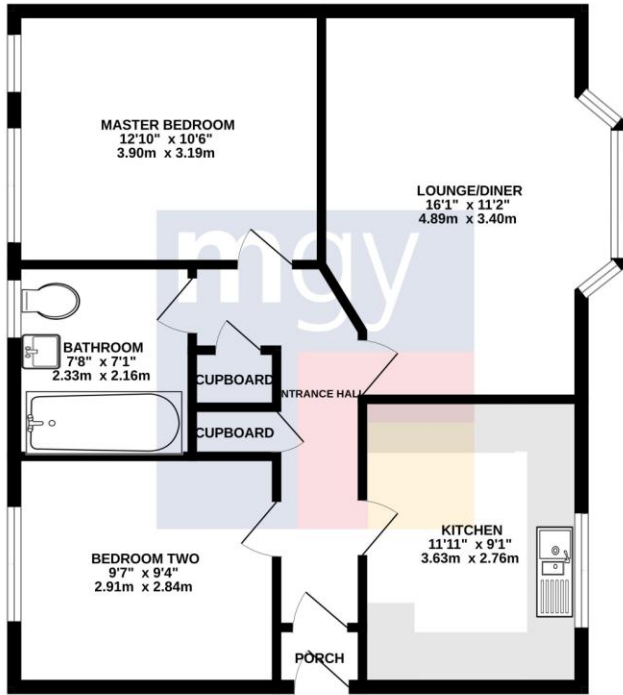




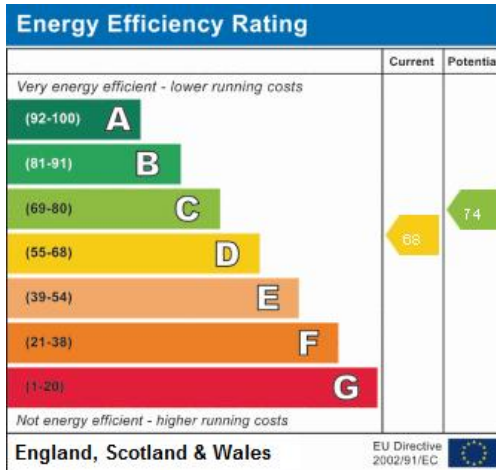
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TOTAL FLOOR AREA : 672 sq.ft. (62.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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