

Crichton House,

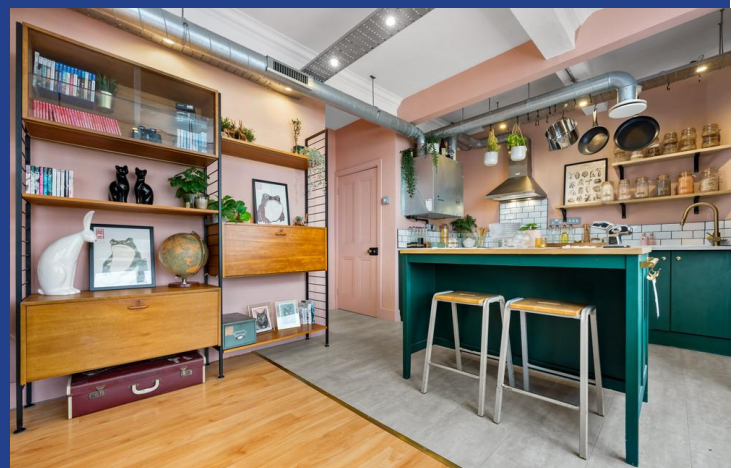
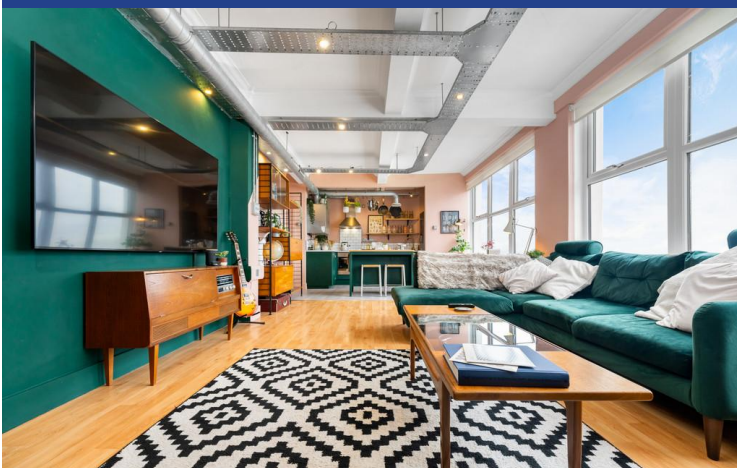
Mount Stuart Square, Cardiff, CF10 5EE



Estate Agents and
Chartered Surveyors

Asking Price Of

£199,950



Two Bedroom Apartment

2

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Property Description

IMMACULATELY PRESENTED, TWO DOUBLE BEDROOM, URBAN STYLE APARTMENT MGY are delighted to bring to market this spacious and modern apartment situated on the fourth floor of a Grade II listed building in the popular area of Cardiff Bay. The property briefly comprises open plan lounge/kitchen, two double bedrooms and shower room. The property further benefits from double glazing throughout, a secure video door entry system, and is within close proximity of a variety of shops, cafes, restaurants and bars. ***Viewing highly recommended***

Tenure Leasehold

Council Tax Band D

Floor Area Approx 678 sq ft

**Viewing Arrangements
Strictly by appointment**

OPEN PLAN LOUNGE/KITCHEN

30' 8" x 18' 1" (9.35m x 5.52m)

Entered via front door straight into the open plan space. Laminate flooring. Coving to unique high ceilings. Large double glazed windows with City and Bay water views. Spotlights. Power points. TV and aerial point. Air circulation system mounted to the ceiling. Range of wall, base and drawer units to kitchen with marble effect worktops over incorporating induction hob with extractor over and electric oven beneath, and inset sink with mixer tap over. Integrated appliances such as dishwasher, and washing machine. Space for fridge/freezer. Tiled splashbacks. Central island with wood effect worktops over and storage beneath.

BEDROOM ONE

15' 3" x 12' 6" (4.67m x 3.82m)

Laminate flooring. Large double glazed windows with City views. Spotlights. Built in shelving. Power points. Wall mounted electric heater. Built in storage cupboards.

BEDROOM TWO

12' 3" x 10' 1" (3.74m x 3.08m)

Carpet to floor. Large double glazed windows with City views. Spotlights. Power points.

SHOWER ROOM

7' 8" x 4' 6" (2.34m x 1.39m)

Continuation of the laminate flooring. Partially tiled walls. Walk in shower with mains powered shower over and additional handheld shower attachment. Wash hand basin with storage beneath and mixer tap over. Concealed water tank. Built in storage. WC. Wall mounted towel rail.

TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 1st October 2004. Service charges of approx. £2,024 per annum, which includes building insurance, water rates, security entry intercom system, lift maintenance and maintenance of communal areas. Ground rent £50 per annum.

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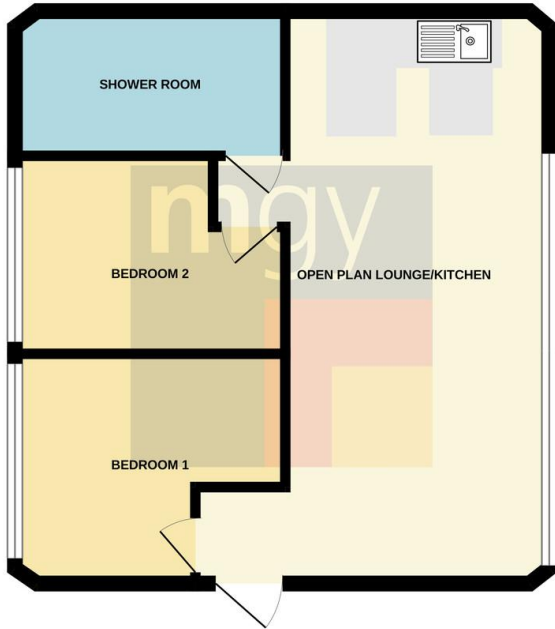


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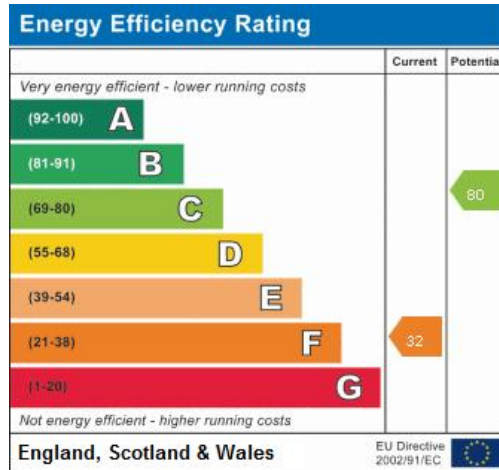


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FOURTH FLOOR



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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South Glamorgan, CF10 5EE



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