

# Corvette Court,

Atlantic Wharf, Cardiff, CF10 4NL



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£200,000**



Two Bedroom Apartment

2 1 1 1

# Property Description

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

Tenure Leasehold

Council Tax Band D

Floor Area Approx 667 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

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

## LIVING ROOM

16' 4" x 12' 9" (4.98m x 3.89m)  
Double glazed uPVC Bay windows and French doors to front. Additional double glazed uPVC window to side. Ample natural daylight. Laminate wood effect flooring. T.V Aerial point. Telephone point. Two wall mounted radiators.

## KITCHEN

11' 8" x 9' 1" (3.58m x 2.79m)  
Large separate kitchen. Double glazed uPVC windows to front. Laminate wood effect flooring. Part tiled walls. Modern wall and base units, with work surfaces incorporating composite sink. Ample storage. Built in oven, with four ring gas hob and extractor hood over. Storage cupboard housing Combi-boiler. Integrated washing machine, fridge freezer and dishwasher. Extractor fan. Spotlights.

## MASTER BEDROOM

15' 1" x 10' 5" (4.60m x 3.18m)  
Double glazed uPVC windows to side. Double bedroom. Carpeted flooring. Wall mounted radiator.

## BEDROOM TWO

11' 1" x 9' 1" (3.38m x 2.79m)  
Double glazed uPVC windows to rear. Double bedroom. Laminate wood effect flooring. Built in wardrobe with mirrored sliding doors. Wall mounted radiator.

## BATHROOM

Modern bathroom. Obscure double glazed uPVC window to side. Tiled flooring. Part tiled walls. Panelled bath, with rainfall shower over and additional shower attachment. Pedestal wash hand basin. W.C. Shaver point. Extractor fan.

## PARKING

Allocated parking space. Visitor parking with two visitor permits.

## TENURE

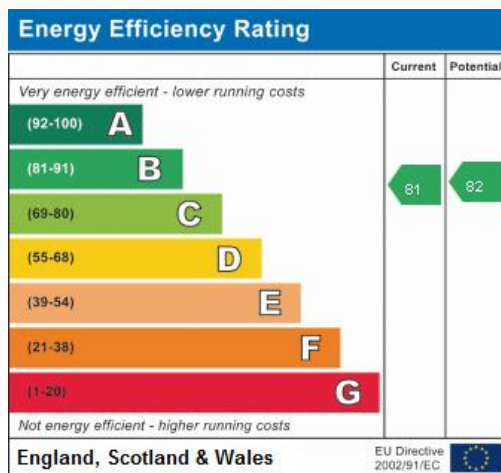
MGY are advised that the property is leasehold, with a term of 999 years from May 2023. Low service charges of £830.88 per annum, which includes building insurance, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space, visitor parking and parking management. No ground rent.



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