

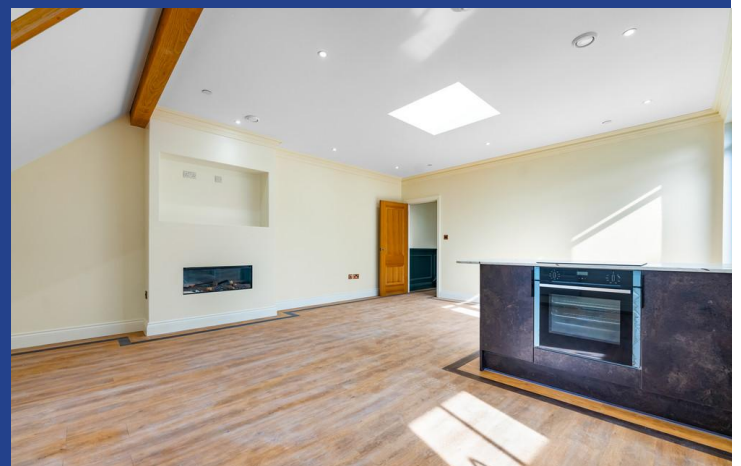
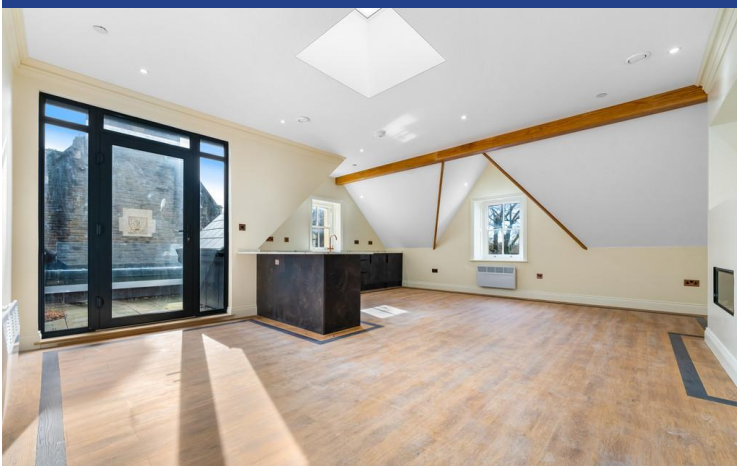
# Museum View, Park Place, Cardiff City Centre, Cardiff, CF10 3DQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£300,000**



One Bedroom Apartment

1

1

1

1

# Property Description

**\*\*MUSEUM VIEW - A HIGH SPECIFICATION CITY CENTRE DEVELOPMENT\*\*** A redevelopment of a perfectly located building situated in the heart of Cardiff City Centre offering stunning views over the Museum and Park. This sympathetically designed scheme offers one, two and three bedroom luxury apartments set over four floors as part of an original and newly developed building. This development has the perfect balance between traditional combined with modern contemporary design. The apartments are all fitted to an extremely high specification including Sigma kitchens with Neff appliances. A video entry intercom system is included and brand new double glazing throughout. Private Terrace. Internal bike storage. For further information call MGY on 02920 465466.

Tenure Leasehold

Council Tax Band TBC

Floor Area Approx 863 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via Shelbourne Black door, with security spy hole. Cinnamon Oak LVT flooring. Video entry intercom system. Partly panelled walls and wall mounted electric heater. Storage cupboard housing hot water tank. Spotlights and coving to ceiling.

## LOUNGE/DINER/KITCHEN

21' 5" x 19' 5" (6.54m x 5.94m)

## LOUNGE/DINER

An excellent lounge and dining space accessed via Kensington Oak door from the entrance hall. Continuation of Cinnamon Oak LVT flooring with two double glazed sash windows to side and front aspects plus double glazed door leading to private terrace with impressive park views. Skylight with feature beams. Wall mounted electric heater. Integrated fireplace with space for wall mounted TV above. Spotlights and coving to ceiling. PowerPoints.

## KITCHEN

A high quality Sigma fitted kitchen with a range of wall, base and drawer units with quartz worktops, incorporating inset Belfast sink with drainer and mixer tap over. Under unit lighting. Integrated appliances including Neff electric oven, microwave, dishwasher and fridge freezer. Four ring Neff induction hob into breakfast bar. Extractor fan.

## TERRACE

Private terrace, with fantastic park views. Accessed from the lounge/kitchen/diner.

## BEDROOM

21' 4" x 13' 10" (6.51m x 4.23m) Spacious double bedroom, with double glazed sash window to side and skylight. Cinnamon Oak LVT flooring. Wall mounted electric heater. Spotlights to ceiling. Fitted wardrobe with double doors. Door to en-suite:

## ENSUITE

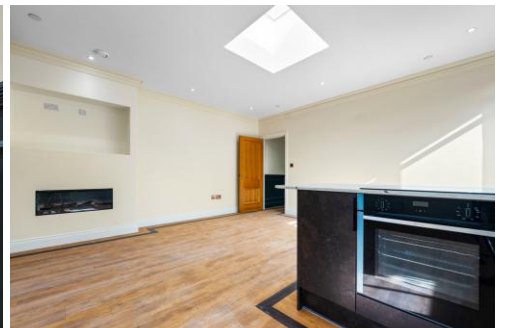
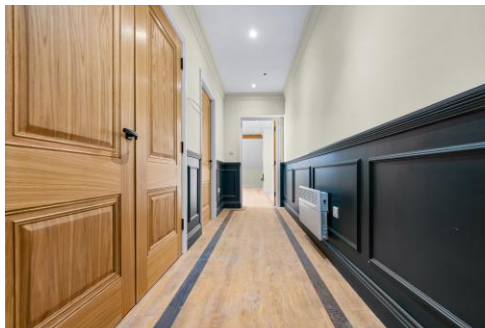
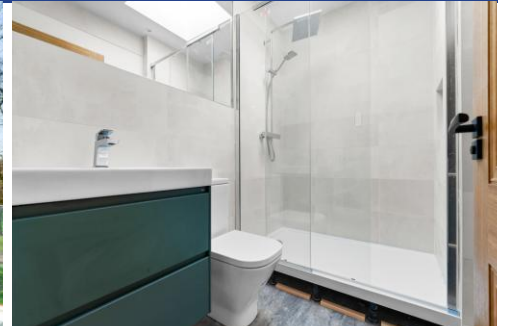
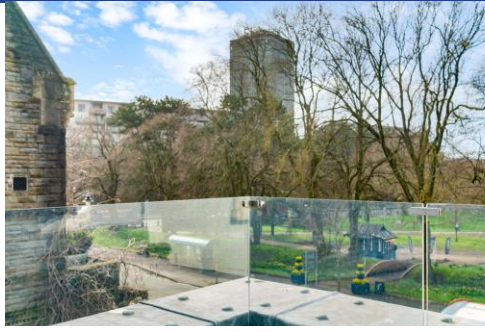
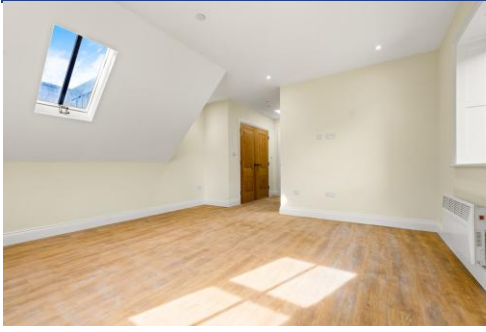
6' 9" x 4' 5" (2.08m x 1.37m) Modern suite comprising: Walk in tiled double shower cubicle, with sliding glass doors and mains shower, contemporary wash hand basin with vanity cupboard underneath and mixer tap over. W.C. Large wall mounted mirror. Camaro 2319 LVT flooring and partly tiled walls. Extractor fan. Shaver point. Heated towel rail. Spotlights to ceiling.

## TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from build. Low service charges of £1,851.49 per annum. There is no ground rent payable as this is Peppercorn.



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SECOND FLOOR



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	70   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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