

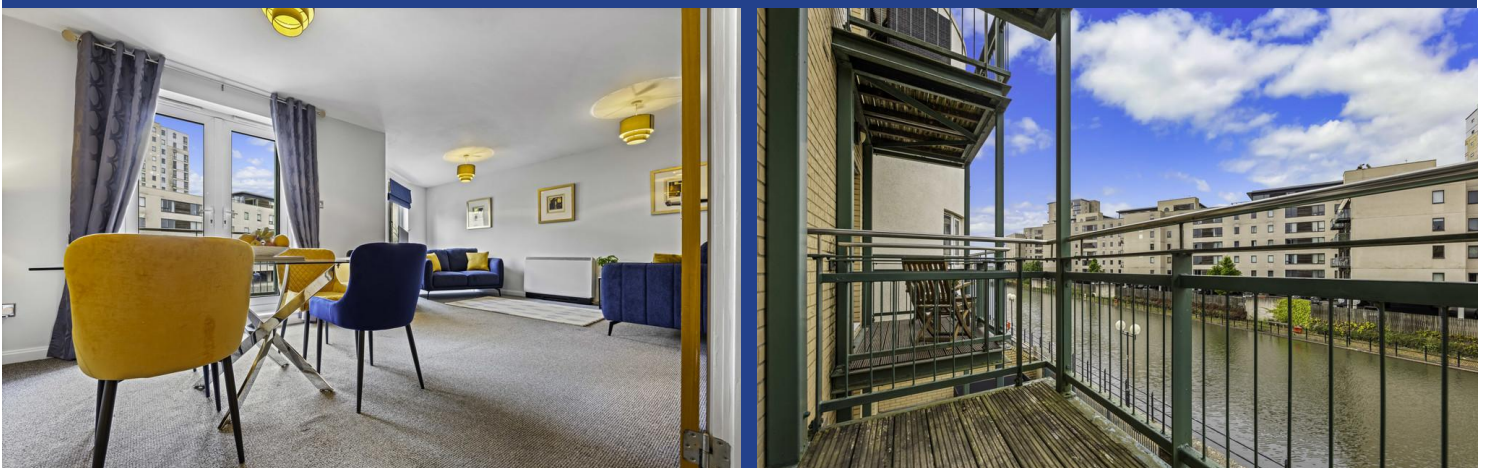
Adventurers Quay, Cardiff Bay, Cardiff, CF10 4NS



Estate Agents and
Chartered Surveyors

Asking Price Of

£215,000



First Floor Apartment

2

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2

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Property Description

****WATERFRONT APARTMENT* NO CHAIN**** MGY are pleased to present for sale a spacious two bedroom, first floor apartment, in the much sought after gated development, Adventurers Quay. The accommodation comprises of entrance hall, lounge/diner, fitted kitchen, master bedroom with en-suite, second bedroom, bathroom and large balcony with water views. The property further benefits from double glazing throughout, bike storage, an allocated undercroft parking space and visitor parking. EWS1 form in place. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 783 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway, with video entry intercom system. Carpeted flooring. Smoke alarm. Wall mounted storage heater. Two storage cupboards, one housing hot water tank.

LIVING ROOM

22' 6" x 18' 11" (6.88m x 5.78m)
Entered via wooden double doors. Double glazed uPVC windows to front and French doors leading to large balcony, with stunning water views. Ample natural daylight. Carpeted flooring. Two wall mounted storage heaters. TV Aerial point. Telephone point. Wooden double doors leading to kitchen.

KITCHEN

11' 8" x 7' 1" (3.57m x 2.17m)
Tiled flooring. Part tiled walls. Fitted wall and base units, with work surfaces incorporating stainless steel sink with drainer. Ample storage, with under unit lighting. Built in oven and four ring electric hob, with stainless steel extractor hood over. Space for fridge freezer, washing machine and dishwasher. Extractor fan.

BALCONY

Large decked balcony, with stunning water views. Accessed from the living room.

MASTER BEDROOM

12' 8" x 11' 7" (3.87m x 3.54m)
Large double glazed uPVC windows to rear. Laminate wood effect flooring. Built in double wardrobe. TV Aerial point. Telephone point. Wall mounted storage heater. Door leading to:-

EN-SUITE

Vinyl flooring. Part tiled walls. Double shower cubicle. Pedestal wash hand basin. W.C. Shaver point. Wall mounted mirror with spotlights over. Extractor fan. Heated towel rail.

BEDROOM TWO

10' 8" x 6' 6" (3.26m x 1.99m)
Double glazed uPVC windows to rear. Carpeted flooring. Telephone point. Wall mounted storage heater.

BATHROOM

Vinyl flooring. Part tiled walls. Panelled bath. Pedestal wash hand basin. W.C. Wall mounted mirror. Extractor fan.

PARKING

Secure gated access to an allocated undercroft parking space. Visitor Parking.

TENURE

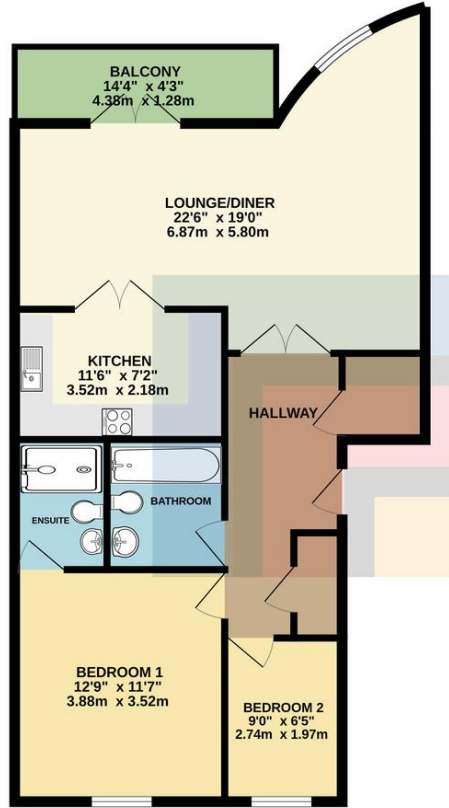
MGY are advised that the property is leasehold, with a lease of 999 years from 1997. Service charges of £4,304.36 per annum, which includes water rates, building insurance, lift maintenance, secure gated fob access, video entry intercom system, onsite caretaker, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated undercroft parking space, visitor parking and parking management. Ground rent £50 per annum.

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FIRST FLOOR
783 sq.ft. (72.7 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 783 sq.ft. (72.7 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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