

Carlotta Way,

Butetown, Cardiff, CF10 5FY



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£130,000**



One Bedroom Apartment



# Property Description

**\*\*IDEAL FIRST TIME PURCHASE\*\*** MGY are pleased to present for sale a spacious one bedroom, second floor apartment, in the extremely popular Carlotta Way development. Conveniently situated within walking distance to both Cardiff Bay and the City Centre. The spacious accommodation comprises of entrance hall, lounge/diner with Juliette balcony, separate kitchen, bedroom and modernised bathroom. The property further benefits from secure video entry intercom system, double glazing throughout and secure gated access to an allocated parking space. Viewing recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 527 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Lino tile effect flooring. Wall mounted video entry intercom system. Storage cupboard, housing hot water tank. Wall mounted electric panel heater.

## LOUNGE/DINER

15' 1" x 11' 9" (4.60m x 3.60m)  
Double glazed uPVC French doors, leading to Juliette balcony. Spacious living room. Carpeted flooring. TV Aerial point. Telephone point. Two wall mounted electric panel heaters. Coving to ceiling.

## KITCHEN

11' 1" x 7' 2" (3.40m x 2.20m)  
Separate kitchen. Lino tile effect flooring. Part tiled walls. Wall and base units with work surfaces incorporating stainless steel sink and drainer. Ample storage. Built in oven and four ring electric hob with extractor hood over. Plinth heater. Integrated fridge freezer and microwave. Space for washing machine. Extractor fan.

## BEDROOM

11' 9" x 10' 5" (3.60m x 3.20m)  
Double glazed uPVC windows to front. Spacious double bedroom. Carpeted flooring. Floor to ceiling custom built double wardrobe, with mirrored sliding doors. TV Aerial point. Wall mounted electric panel heater.

## BATHROOM

7' 2" x 6' 6" (2.20m x 2.00m)  
Modernised bathroom. Lino tile effect flooring. Part tiled walls. Pedestal wash hand basin. W.C. Panelled bath, with rainfall shower over and additional shower attachment. Glass shower screen. Heated towel rail. Extractor fan.

## PARKING

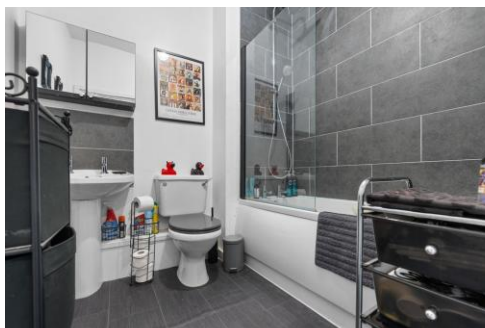
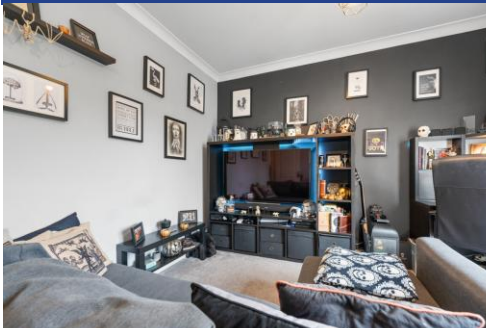
Secure gated access to an allocated parking space.

## TENURE

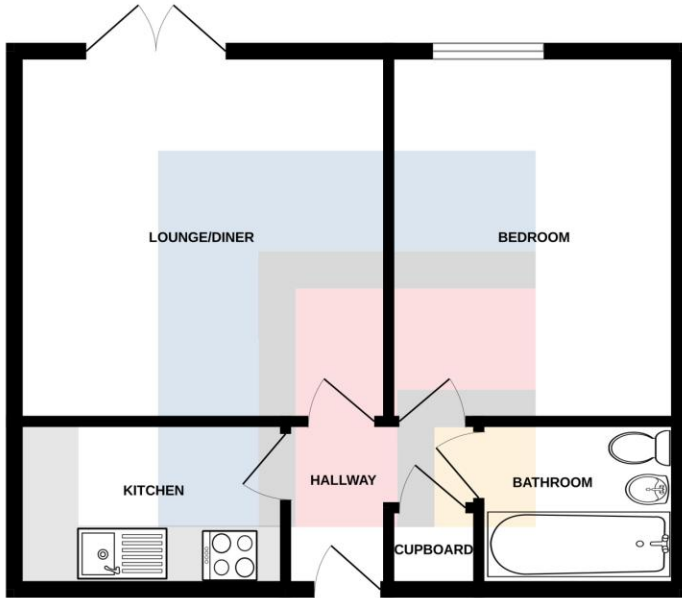
MGY are advised that the property is leasehold, with a term of 125 years from 2001. Service charges of approx £2,500 per annum, which includes water rates, building insurance, video entry intercom system, secure gated fob access, maintenance of internal and external communal areas, regular cleaning and refuse disposal and gated access to an allocated parking space. Ground rent £182.09 per annum.



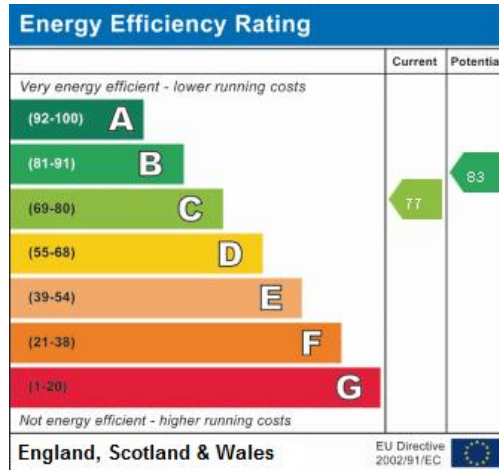
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