

# Schooner Wharf,

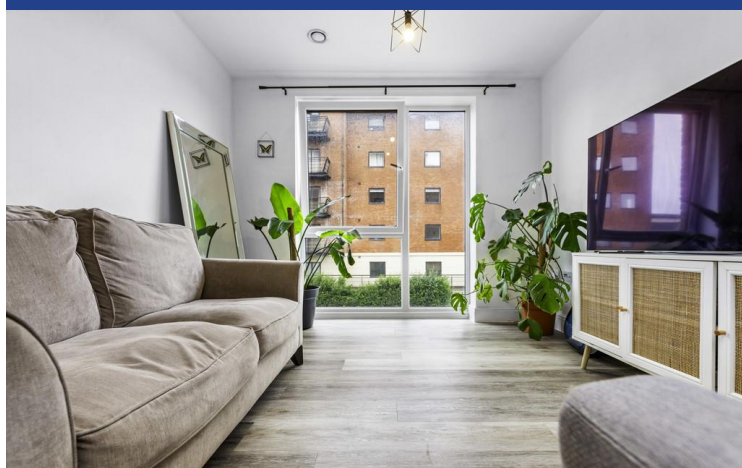
Schooner Drive, Cardiff, CF10 4ET



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£159,950**



One Bedroom Apartment



# Property Description

**\*\*IDEAL FIRST TIME PURCHASE OR INVESTMENT\* NO CHAIN\*\*** MGY are pleased to present for sale a spacious one bedroom, first floor apartment, in the popular Schooner Wharf development. Conveniently situated between Cardiff Bay and the City Centre. Close to local amenities and public transport links. The modern accommodation comprises of entrance hall, open plan lounge/kitchen/diner, double bedroom and bathroom. Ideal first time purchase or investment. Great water views to side. Street parking nearby. EWS1 form in place. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 503 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate wood effect flooring. Wall mounted electric panel heater. Large storage cupboard, housing hot water tank. Wall mounted security intercom system.

## LOUNGE/KITCHEN/DINER

23' 9" x 10' 0" (7.24m x 3.07m)  
Double glazed uPVC floor to ceiling windows to front and side, with lovely water views to size. Laminate wood effect flooring. Wall mounted electric panel heater. TV Aerial point. Telephone point. Modern kitchen. Fitted units, with work surfaces incorporating stainless steel sink, with dual tap. Ample storage. Integrated Zanussi oven and four ring electric Zanussi hob, with stainless steel extractor hood over. Splash back. Extractor fan. Integrated fridge freezer. Space for washing machine. Spotlights. Open plan living.

## BEDROOM

12' 3" x 10' 6" (3.74m x 3.22m)  
Double glazed uPVC floor to ceiling windows. Lovely water views to side. Spacious double bedroom. Laminate wood effect flooring. TV Aerial point. Wall mounted electric panel heater.

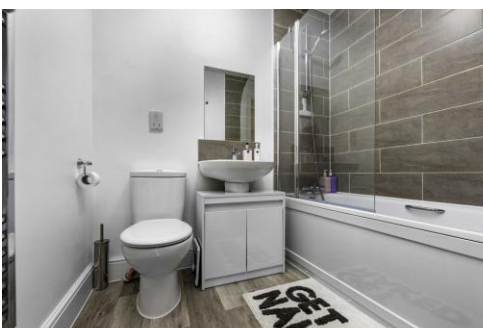
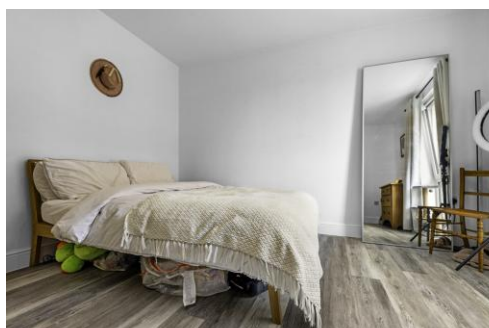
## BATHROOM

Modern bathroom. Wood effect laminate flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Pedestal wash hand basin. W.C. Wall mounted mirror. Heated towel rail. Extractor fan.

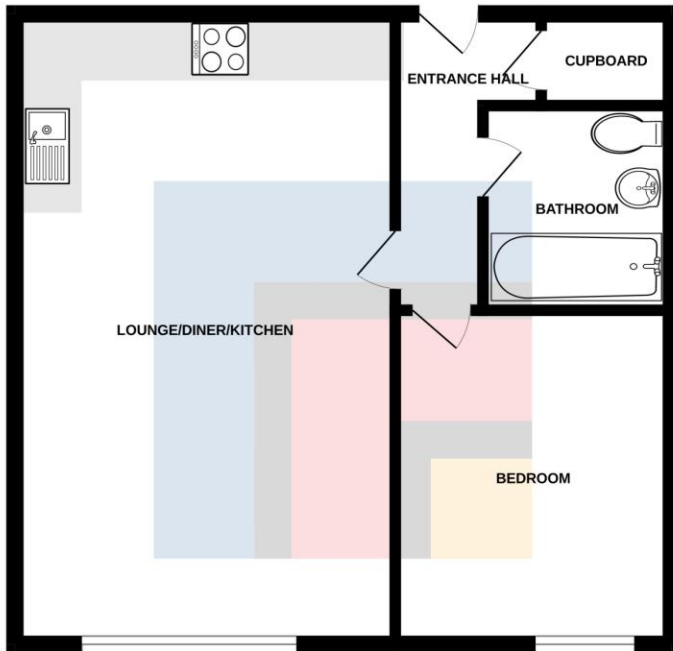
## TENURE

MGY are advised that the property is leasehold, with a term of 250 years from 2017. Low service charges of £864 per annum, which includes lift maintenance, video entry intercom system, secure fob access, CCTV, maintenance of internal and external communal areas, regular cleaning, refuse disposal and bike storage. Ground rent £128 per annum. Building insurance £345 per annum. NHBC Warranty cover in place.

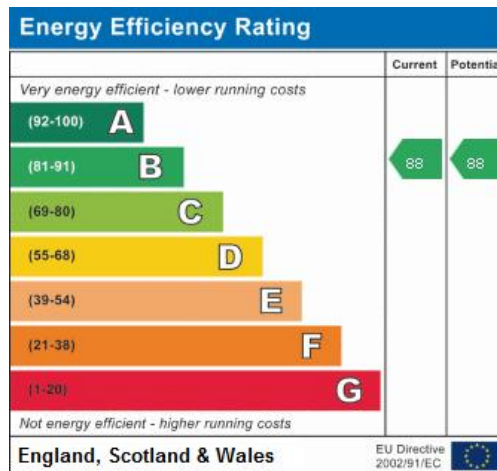
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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