

# Crichton House,

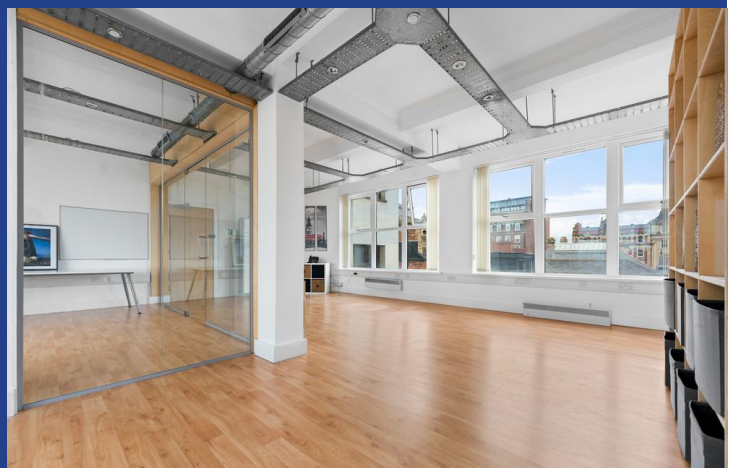
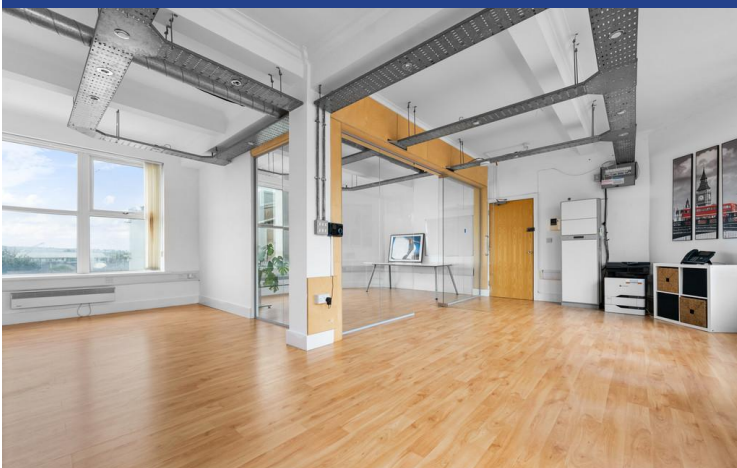
Mount Stuart Square, Cardiff, CF10 5EE



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£150,000**



One Bedroom Apartment



# Property Description

**\*\*NO CHAIN\*\*** MGY are delighted to bring to market this spacious and modern apartment situated on the third floor of a Grade II listed building in the popular area of Cardiff Bay. The property briefly comprises open plan lounge/diner, separate kitchen, bedroom and shower room. The property further benefits from double glazing throughout, a secure video door entry system, and is within close proximity of Mermaid Quay and it's variety of shops, cafes, restaurants and bars. No chain.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 731.95 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

This modern apartment boasts a very convenient position within walking distance of Mermaid Quay with its many bars, shops and restaurants, and within walking distance to the Millennium Centre and cycle/walking paths to Cardiff Bay Barrage. Excellent bus and rail transport links nearby, to Cardiff City Centre for work, leisure and sports.

## LOUNGE/DINER

25' 3" x 24' 1" (7.71m x 7.35m)  
Spacious living area. Large double glazed windows to front and rear, with great views. Laminate wood effect flooring. Power points. Four wall mounted electric panel heaters. Air conditioning unit. Spotlights. Doors leading to bedroom, shower room and kitchen.

## KITCHEN

11' 2" x 4' 8" (3.42m x 1.44m)  
Separate kitchen. Vinyl flooring. Modern fitted wall and base units, with work surfaces incorporating stainless steel sink. Built in oven and four ring electric hob, with extractor hood over. Integrated dishwasher and washing machine. Space for fridge freezer. Spotlights. Extractor fan.

## BEDROOM

13' 11" x 12' 0" (4.26m x 3.67m)  
Laminate wood effect flooring. Large double glazed windows with great views. Power points. Wall mounted electric panel heater. Spotlights.

## SHOWER ROOM

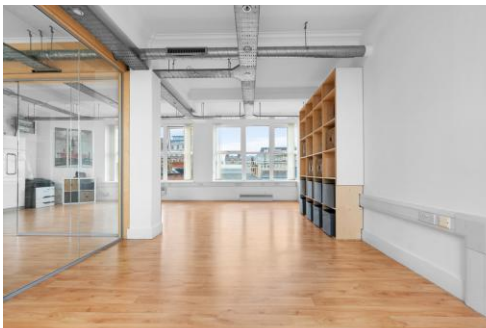
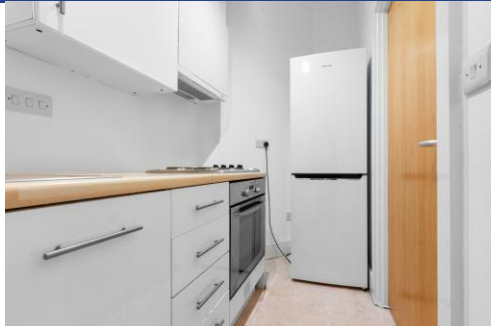
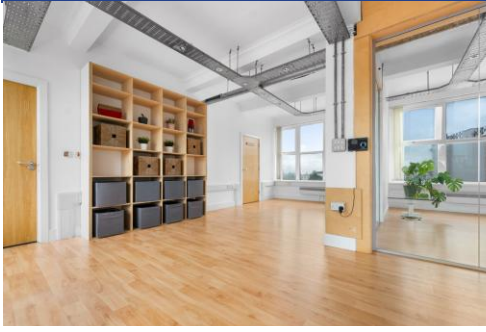
11' 10" x 4' 8" (3.62m x 1.44m)  
Vinyl flooring. Part tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Wall mounted mirror. Shower cubicle. Built in storage cupboard. Extractor fan.

## TENURE

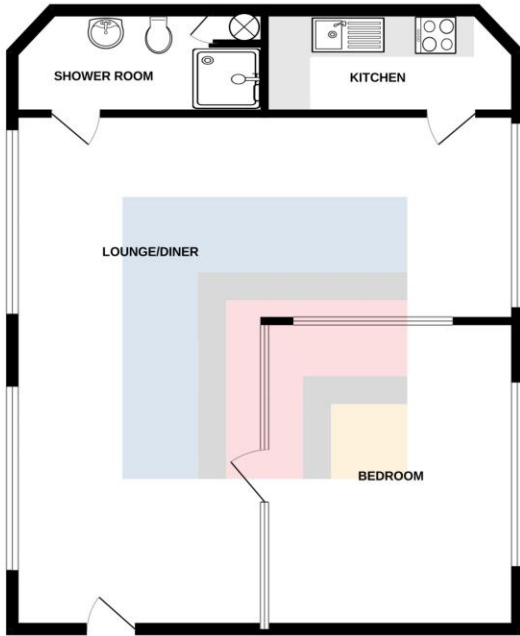
MGY are advised that the property is leasehold, with a term of 125 years from 2004. Service charges of £2,520 per annum, which includes building insurance, water rates, security entry intercom system, lift maintenance and maintenance of communal areas. Ground rent £50 per annum.



Crichton House,  
Cardiff Bay, Cardiff, CF10 5EE



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, fixtures 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.  
Made with floorplan CC204

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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