

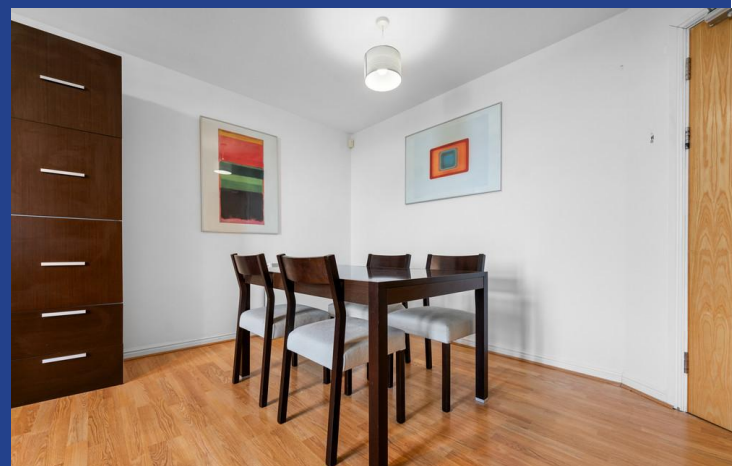
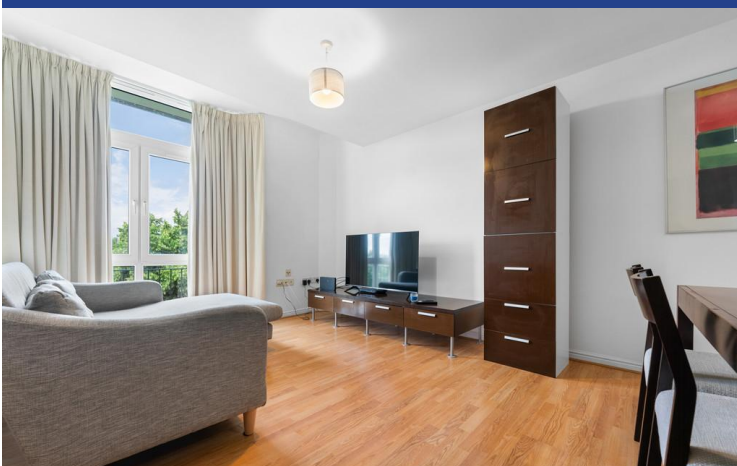
# Verona House, Vellacott Close, Cardiff Bay, Cardiff, CF10 4AT



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£155,000**



Top Floor Apartment



# Property Description

**\*\*CLOSE TO THE CITY CENTRE\*\*** A spacious and well presented top floor, one bedroom apartment conveniently situated close to the City Centre and Mermaid Quay in Cardiff Bay. The accommodation briefly comprises of entrance hall, lounge/ dining room, separate kitchen, bedroom and bathroom. The property further benefits from double glazing throughout, security entry intercom system and bike storage. Allocated parking space. Ideal investment or first time purchase. Viewing recommended. No Chain.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 556 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Laminate flooring. Wall mounted security entry intercom system. Two storage cupboards, one housing hot water tank. Thermostat. Wall mounted electric radiator.

## LOUNGE/DINER

17' 8" x 13' 1" (5.41m x 3.99m)  
Double glazed uPVC floor to ceiling windows to front. TV and telephone point. Laminate flooring.

## SEPERATE KITCHEN

8' 7" x 7' 10" (2.62m x 2.41m)  
Fitted kitchen with tiled splashbacks. Tiled flooring. Wall and base units, with round edged work surfaces incorporating one and a half stainless steel sink, with hot and cold tap. Built in oven and four ring electric hob, with stainless steel extractor hood over. Ample storage. Built in fridge freezer and washing machine.

## BEDROOM

14' 11" x 10' 10" (4.55m x 3.31m)  
Double glazed uPVC window to side. TV point. Laminate flooring.

## BATHROOM

7' 6" x 7' 5" (2.30m x 2.28m)  
Part tiled walls and tiled flooring. Vanity enclosed wash hand basin, with hot and cold tap. WC. Panelled bath with hot and cold tap and main shower over. Shaver point. Heated towel rail.

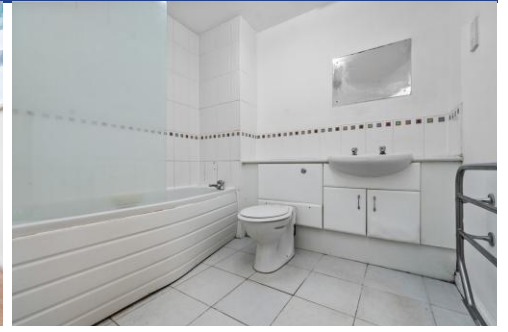
## OUTSIDE

Barriered access to an allocated parking space and visitor parking.

## TENURE

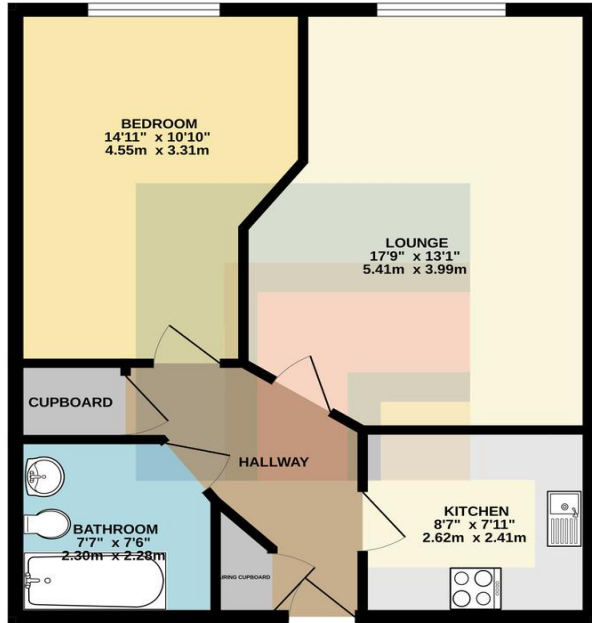
MGY are advised that the property is leasehold, with a lease of 999 years from 1<sup>st</sup> November 2000. Service charges £1762.82 per annum, which includes water rates and building insurance. Ground rent £25 per annum.

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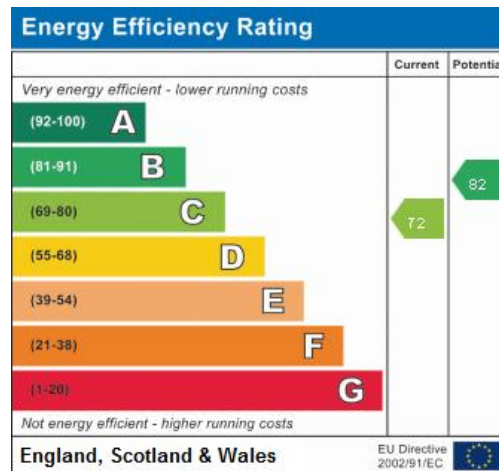


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THIRD FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 556 sq.ft. (51.7 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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