

# Harrowby Street,

## Cardiff, CF10 5GA



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£178,950**



### Top Floor Apartment



# Property Description

**\*\*IDEAL INVESTMENT OR FIRST TIME PURCHASE\*\*** MGY are pleased to present for sale, a spacious two bedroom, top floor apartment situated within the popular location, Harrowby Street. Walking distance to Mermaid Quay and the City Centre. The accommodation comprises of entrance hall to lounge/diner/ kitchen, two bedrooms, one with en-suite and main bathroom. The modernised property further benefits from a newly installed boiler, double glazing throughout, security entry intercom system and an allocated parking space. Viewing highly recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 700 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate wood effect flooring. Wall mounted intercom system. Storage cupboard. Additional cupboard housing newly installed boiler. Access to loft hatch, which is boarded. Radiator.

## LOUNGE/DINER/KITCHEN

22' 11" x 11' 5" (7.01m x 3.49m)  
Open plan living. Double glazed uPVC French doors, to front with Juliet balcony. Additional double glazed uPVC window to side. Laminate wood effect flooring. T.V Aerial point. Telephone point. Two radiators. Modernised kitchen. Continuation of laminate wood effect flooring. Part tiled walls. Wall and base units, with work surfaces incorporating double stainless steel sink and drainer with mixer tap over. Ample storage. Integrated oven and four ring electric hob with stainless steel extractor hood over. Integrated fridge freezer, plumbing for washing machine. Integrated dishwasher. Extractor fan.

## BEDROOM ONE

11' 3" x 11' 5" (3.43m x 3.49m)  
Double bedroom. Double glazed uPVC window to side. Laminate wood effect flooring. T.V Aerial point. Telephone point. Radiator. Door to:-

## ENSUITE

8' 1" x 4' 0" (2.48m x 1.22m)  
Laminate wood effect flooring. Shower cubicle with folding door and mains shower over plus tiled splashbacks. Pedestal wash hand basin with tiled splashbacks. W.C. Wall mounted mirror with light above. Extractor fan. Radiator.

## BEDROOM TWO

11' 11" x 8' 0" (3.64m x 2.44m)  
Second double bedroom. Double glazed uPVC windows to front. Laminate wood effect flooring. Radiator.

## BATHROOM

8' 1" x 4' 9" (2.48m x 1.46m)  
Double glazed uPVC window to rear. Laminate wood effect flooring. Panelled bath, with shower fixture over. Pedestal wash hand basin with tiled splashbacks. W.C. Wall mounted mirror. Extractor fan. Radiator.

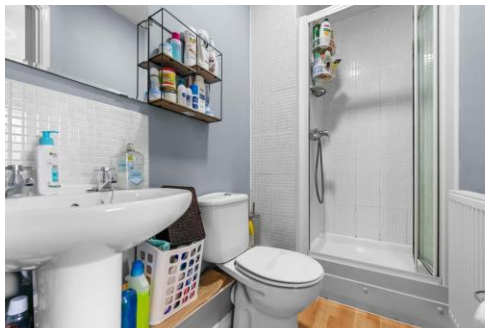
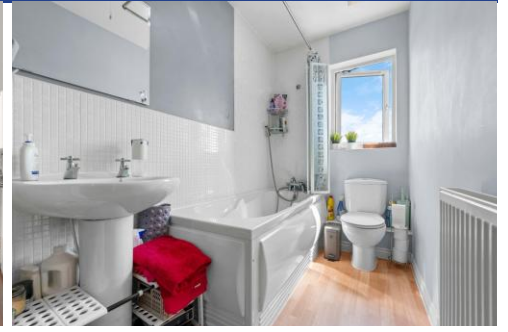
## PARKING

Allocated parking space.

## TENURE

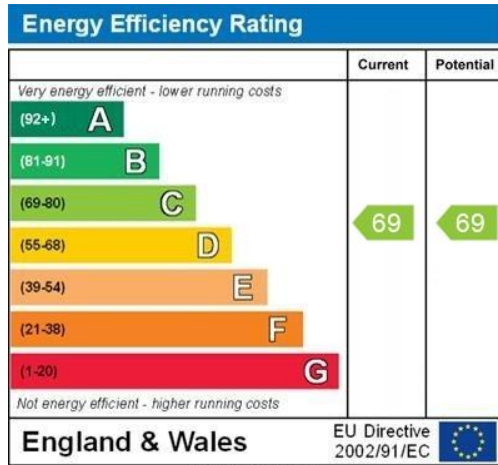
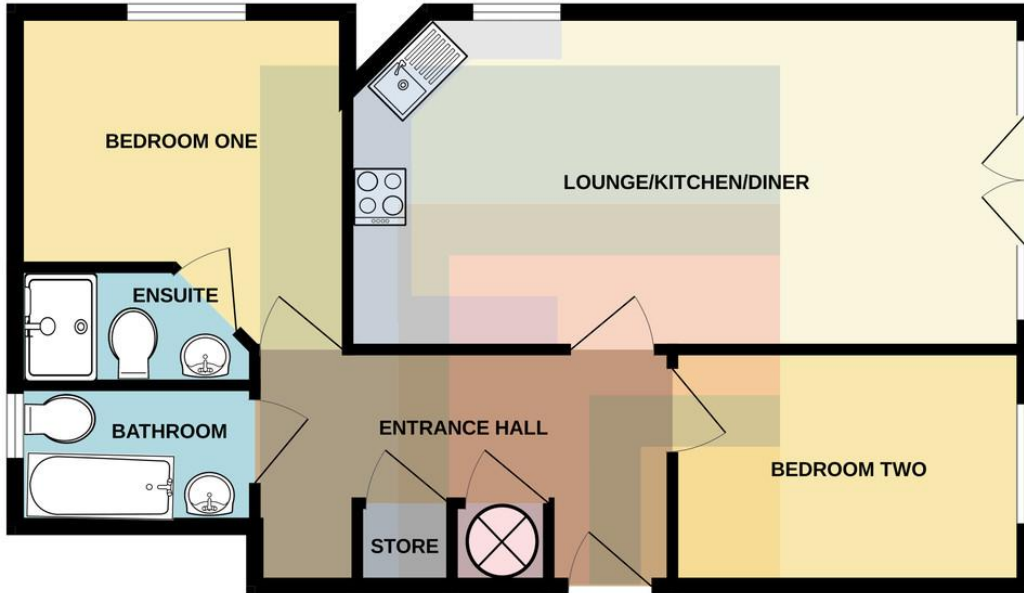
MGY are advised that the property is leasehold, with a term of 150 years from 2004. Service charges of £2,673.62 per annum, which includes buildings insurance, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage and barrier access to an allocated parking space. Ground rent £205.44 per annum.

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TOP FLOOR



Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



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