

St Stephens Mansions,

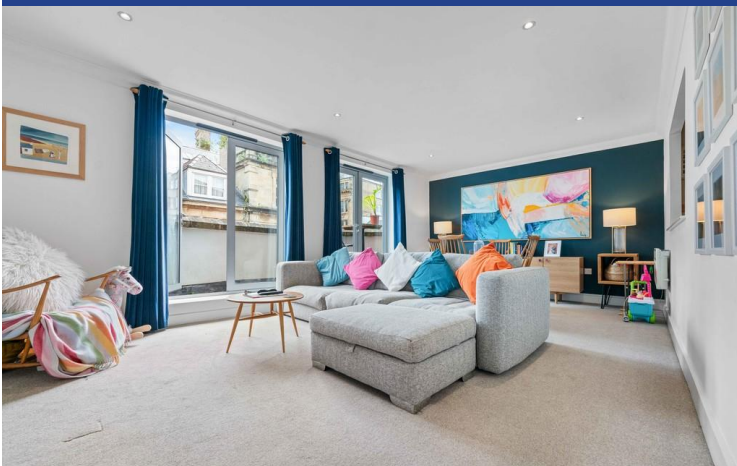
Mount Stuart Square, Cardiff, CF10 5LQ



Estate Agents and
Chartered Surveyors

Asking Price Of

£209,950



Two Bedroom Apartment



Property Description

****LARGER THAN AVERAGE* NO CHAIN**** MGY are pleased to present for sale a spacious two bedroom, second floor apartment located within the popular St Stephens Mansions development, in Cardiff Bay. The accommodation briefly comprises of an entrance hall, large living/ dining room with access to decked balcony, separate kitchen, two double bedrooms, one with en-suite and a bathroom. The development benefits from secure gated parking, with an allocated parking space. 1,054.86 sq ft. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 1,055 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Very spacious hallway. Video entry intercom system. Newly fitted laminate flooring. Two built in storage cupboards, one housing hot water tank. Wall mounted electric radiator.

LIVING ROOM

20' 6" x 12' 2" (6.25m x 3.72m)
Four Double glazed uPVC patio doors, to large decked balcony. Extremely spacious. Carpeted flooring. TV Aerial point. Telephone point. Two wall mounted electric radiators. Dimmable spotlights. Rectangular arch to kitchen.

SEPERATE KITCHEN

14' 2" x 10' 1" (4.32m x 3.08m)
Large separate kitchen, with rectangular arch to living room. Tiled flooring. Part tiled walls. Fitted units with work surfaces incorporating stainless steel sink. Under unit lighting. Built in four ring Smeg hob, oven and extractor fan over. Integrated microwave, fridge freezer and washing machine/ tumble dryer. Integrated dishwasher. Plinth heater.

BEDROOM ONE

16' 11" x 12' 1" (5.18m x 3.70m)
Double glazed uPVC floor to ceiling windows and Juliette balcony. Large double bedroom. Carpeted flooring. Fitted wardrobes. TV Aerial point. Telephone point. Wall mounted electric radiator. Dimmable spotlights. Door to:-

EN SUITE

6' 4" x 6' 4" (1.95m x 1.95m)
Tiled flooring. Fully tiled walls. Shower cubicle, with rainfall shower. Vanity enclosed wash hand basin. W.C. Mirror with lighting. Heated towel rail. Extractor fan. Heater. Shaver point. Spotlights.

BEDROOM TWO

12' 6" x 6' 4" (3.82m x 1.95m)
Double glazed uPVC floor to ceiling windows, to front aspect. Double bedroom. Carpeted flooring. Fitted wardrobes. TV Aerial point. Telephone point. Wall mounted electric radiator. Dimmable spotlights.

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BATHROOM

7' 0" x 6' 4" (2.14m x 1.94m)

Tiled flooring. Fully tiled walls. Panelled bath with shower over and glass shower screen. Vanity enclosed wash hand basin. W.C. Mirror with lighting. Heated towel rail. Extractor fan. Heater. Shaver point. Spotlights.

BALCONY

Large decked balcony, with brick surround. Accessed from the living room.

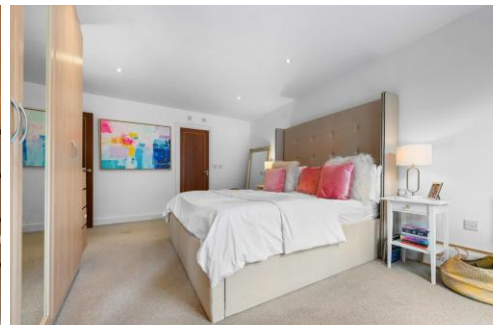
PARKING

Secure gated access, to an allocated parking space.

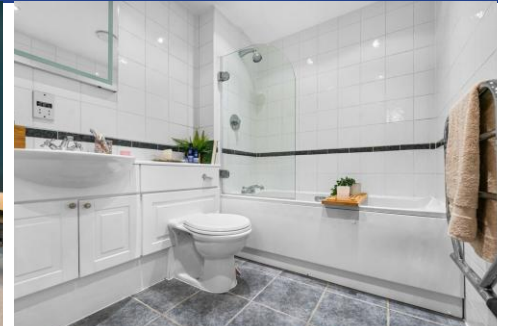
TENURE

MGY are advised that the property is leasehold, with a lease of 125 years from 2002. Service charges of £2412.00 per annum, which includes building insurance, water rates, secure fob access, video entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated access to an allocated parking space and parking management. Ground rent £173.34 per annum.

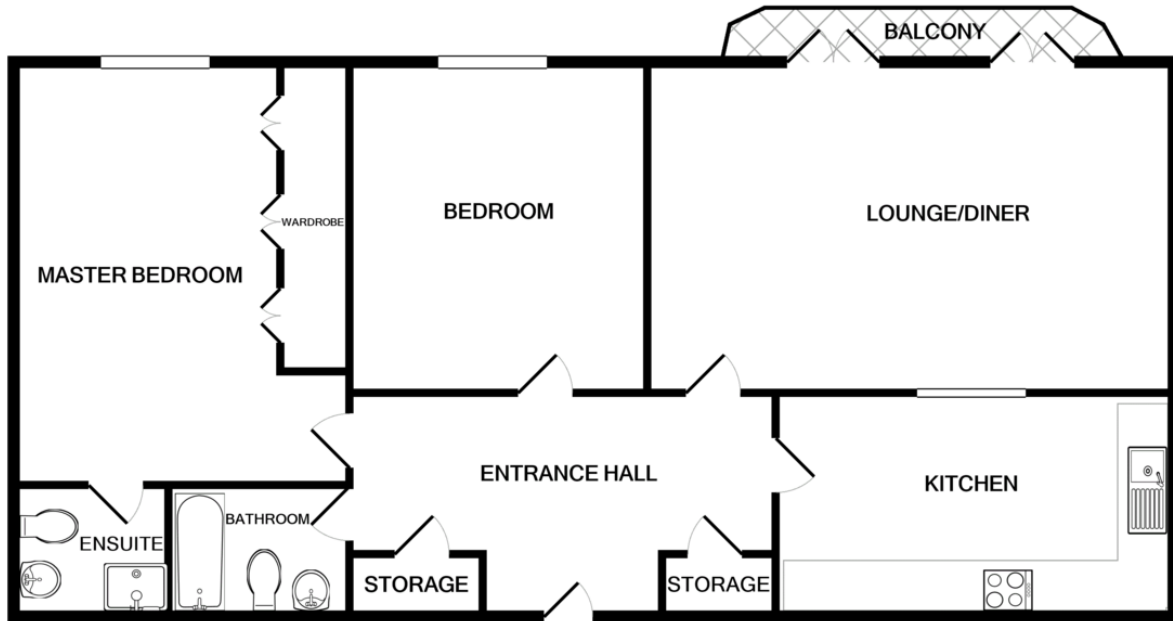
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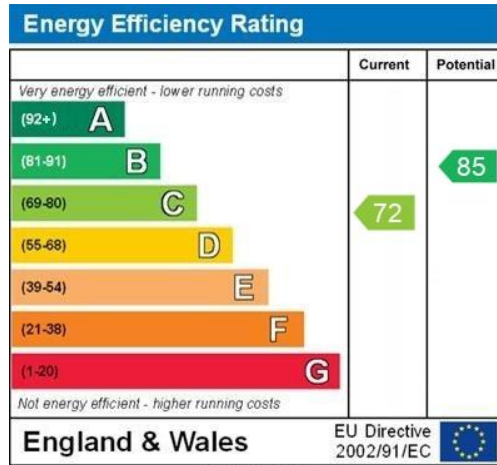
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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Cardiff 029 2046 5466

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



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