

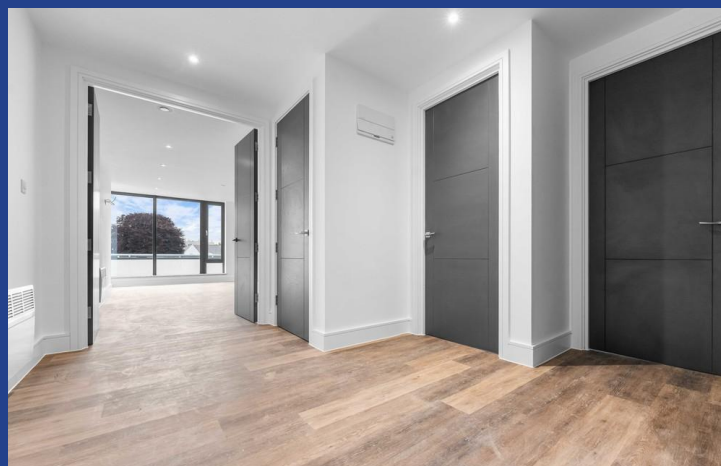
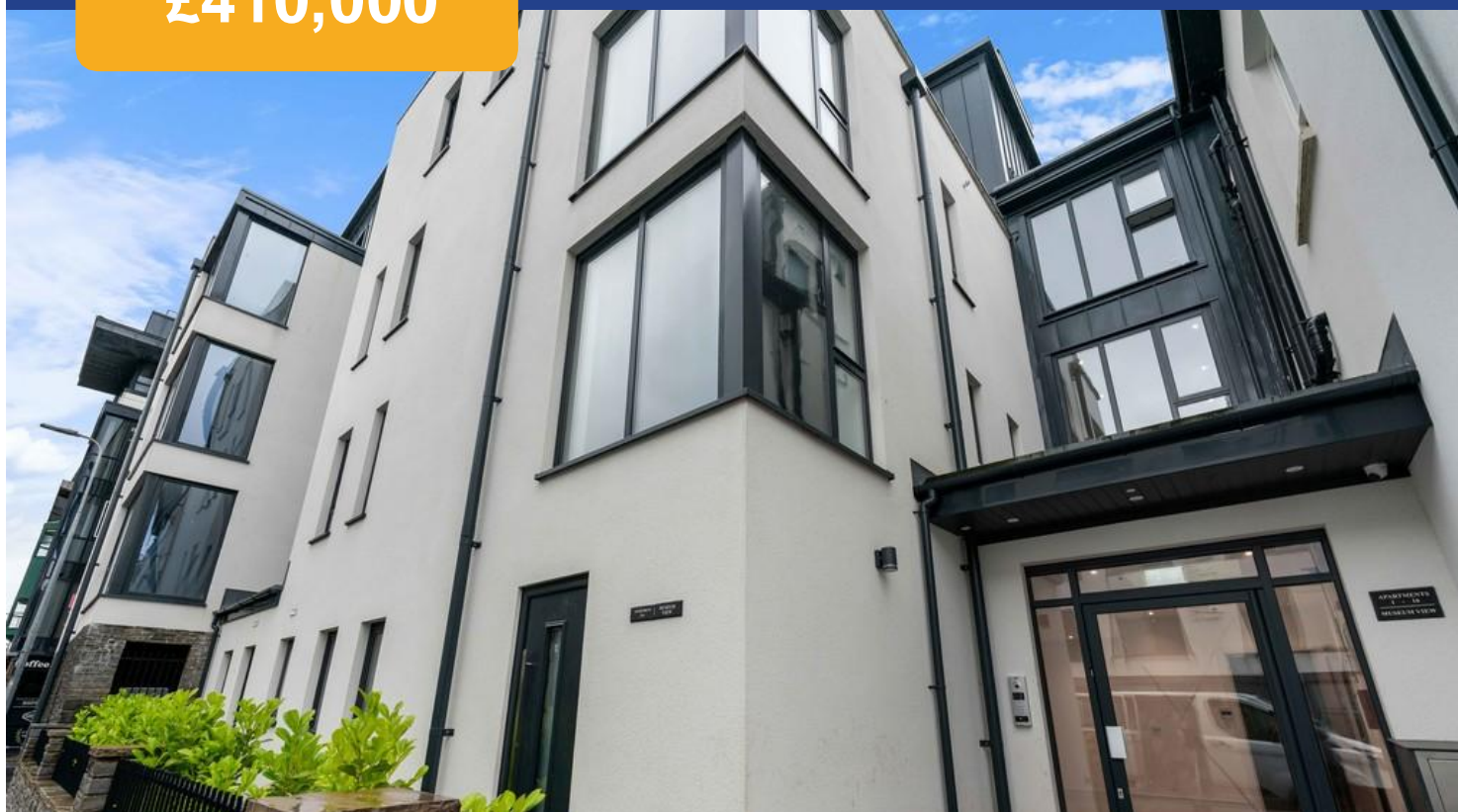
Museum View, Park Place, Cardiff, CF10 3DQ



Estate Agents and
Chartered Surveyors

Asking Price Of

£410,000



Third Floor Apartment



Property Description

****MUSEUM VIEW - A HIGH SPECIFICATION CITY CENTRE DEVELOPMENT**** A redevelopment of a perfectly located building situated in the heart of Cardiff City Centre offering stunning views over the Museum and Park. This sympathetically designed scheme offers one, two and three bedroom luxury apartments set over four floors as part of an original and newly developed building. This development has the perfect balance between traditional combined with modern contemporary design. The apartments are all fitted to an extremely high specification including Sigma kitchens with Neff appliances. A video entry intercom system is included, brand new double glazing plus Nuaire Eco heat recovery system throughout. Internal bike storage. For further information call MGY on 02920 465466.

Tenure Leasehold

Council Tax Band TBC

Floor Area Approx 1,223 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via Verona Black door measuring 2240 x 926 x 44 mm. Classic Rustic Oak LVT wooden flooring. Video entry intercom system. Wall mounted electric heater. Two storage cupboards, one housing hot water tank. Spotlights to ceiling.

LOUNGE/DINER/KITCHEN

30' 7" x 20' 9" (9.34max x 6.35max)

LOUNGE/DINER

An excellent lounge and dining space accessed via Pollino Grey double doors measuring 2240 x 826 x 44 mm, from the entrance hall. Continuation of Classic Rustic Oak LVT flooring with two double glazed windows and two large floor to ceiling double glazed windows with impressive park and museum views. Wall mounted electric heater. Spotlights to ceiling. PowerPoints.

KITCHEN

A high quality Sigma fitted kitchen with a range of Stretton Silk in Highland Stone and Inkwel Finish wall, base and drawer units with quartz worktops over and splashbacks, incorporating inset sink with drainer and mixer instant boiling tap. Under unit lighting. Integrated appliances including Neff double electric oven, microwave, dishwasher and fridge freezer. Four ring Neff induction hob and extractor hood over. Extractor fan.

BEDROOM ONE

20' 3" x 15' 2" (6.18max x 4.63m) Spacious double bedroom, with three double glazed windows to side. Classic Rustic Oak LVT flooring. Wall mounted electric heater. Spotlights to ceiling. Doors to fitted wardrobe. Door to ensuite:

ENSUITE

8' 1" x 5' 9" (2.47m x 1.77m) Modern suite comprising: Walk in tiled corner double shower cubicle, with sliding glass doors and mains rainfall shower with additional shower attachment. Contemporary wash hand basin with vanity cupboard underneath and mixer instant boiling tap. W.C. Large wall mounted mirror. Tiled flooring and partly tiled walls. Extractor fan. Shaver point. Heated towel rail. Spotlights to ceiling.

BEDROOM TWO

16' 9" x 12' 0" (5.11max x 3.68m) Spacious double bedroom, with two double glazed windows to side. Classic Rustic Oak LVT flooring. Wall mounted electric heater. Spotlights to ceiling.

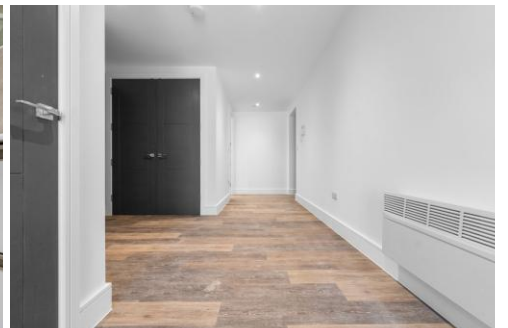
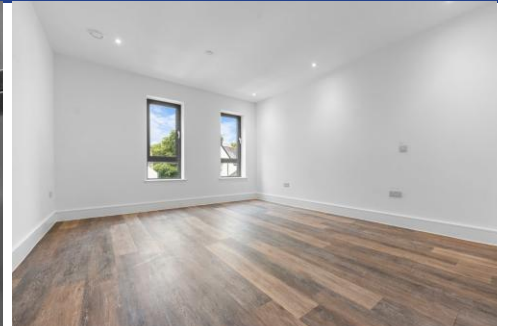
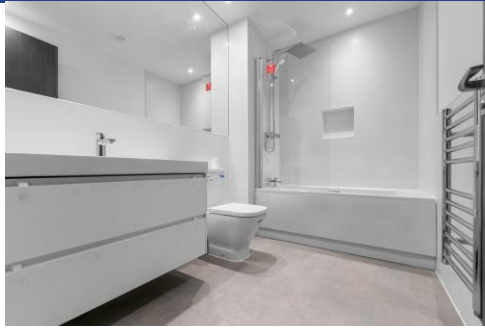
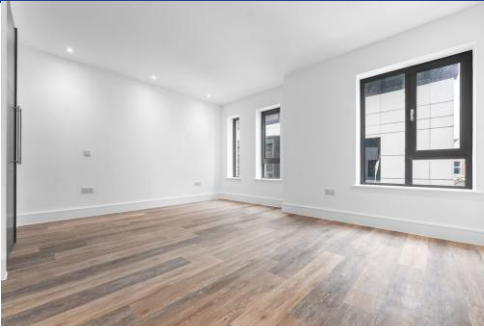
BATHROOM

8' 10" x 6' 1" (2.70m x 1.86m) Exceptional modern suite comprising: panelled bath, with rainfall shower, additional shower attachment and glass shower screen, contemporary wash hand basin with vanity cupboard underneath and mixer instant boiling tap. W.C. Large wall mounted mirror. Tiled flooring. Part tiled walls. Heated towel rail. Shaver point. Extractor fan. Spotlights to ceiling.

TENURE

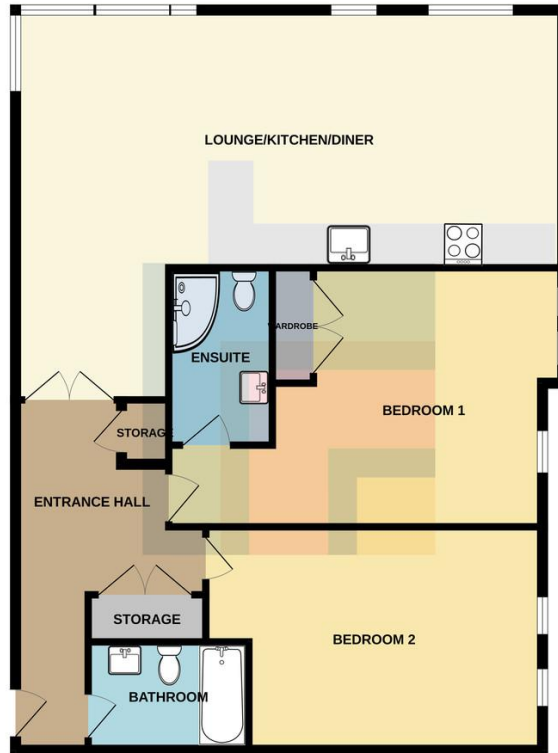
MGY are advised that the property is leasehold, with a lease of 999 years from build. Low service charges of £2,638.38 per annum. There is no ground rent payable as this is Peppercorn.

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Park Place, Cardiff, CF10 3DQ



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THIRD FLOOR



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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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