

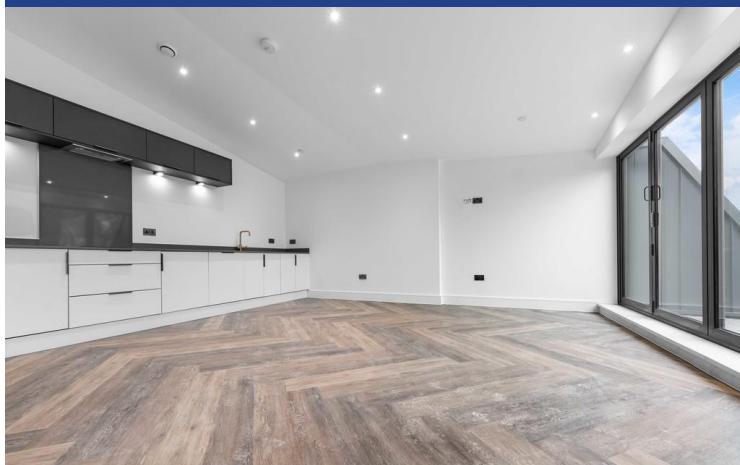
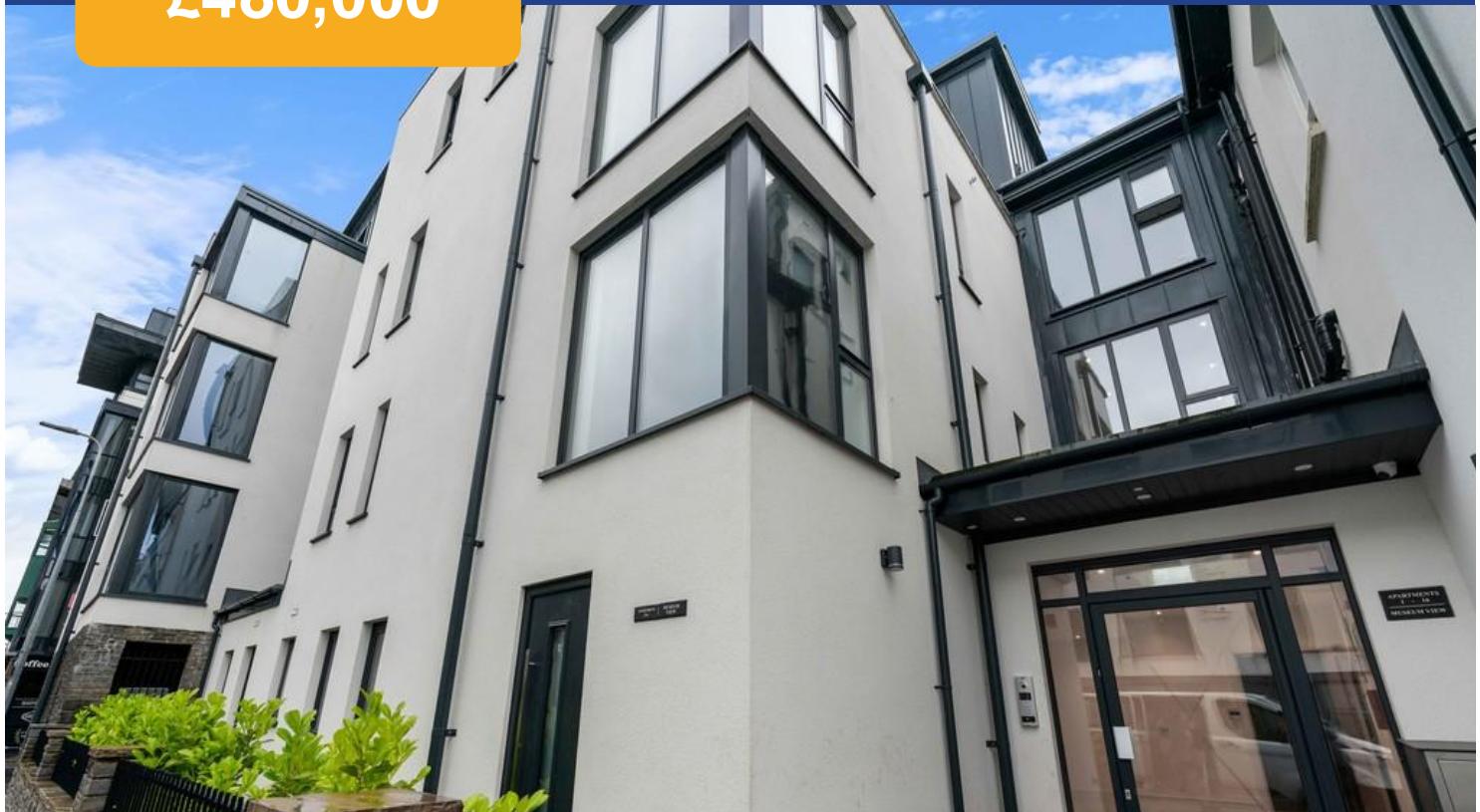
Museum View, Park Place, Cardiff, CF10 3DQ



Estate Agents and
Chartered Surveyors

Asking Price Of

£480,000



Fourth Floor Apartment

3

2

2

1

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 1,096 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. Large floor to ceiling double glazed window. Video entry intercom system. Wall mounted electric heater. Storage cupboard housing hot water tank. Spotlights to ceiling.

LOUNGE/DINER/KITCHEN

16' 11" x 16' 6" (5.16m x 5.05m)

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 double glazed glass bifold doors across one wall, leading to the large private terrace with impressive park views. Wall mounted electric heater. Wall mounted air conditioning unit. Spotlights to ceiling. PowerPoints.

KITCHEN

A high quality Sigma fitted kitchen with a range of Stretton Silk in Graphite and White 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

14' 0" x 13' 0" (4.29m x 3.98m) Main bedroom with two double glazed windows. Classic Rustic Oak LVT flooring. Wall mounted electric heater. Wall mounted air conditioning unit. Spotlights and skylight to ceiling. PowerPoints. Door to storage cupboard and additional door to en-suite

ENSUITE

10' 6" x 4' 10" (3.21m x 1.49m) Modern suite comprising: Walk in tiled double shower cubicle, with sliding glass doors and mains shower, contemporary wash hand basin with vanity cupboard underneath and mixer instant boiling tap. W.C. Large wall mounted mirror. Double glazed window. Tiled flooring and partly tiled walls. Extractor fan. Shaver point. Heated towel rail. Spotlights to ceiling.

BEDROOM TWO

14' 7" x 10' 5" (4.45m x 3.18m) Second bedroom with two double glazed windows. Classic Rustic Oak LVT flooring. Wall mounted electric heater. Wall mounted air conditioning unit. Spotlights to ceiling. PowerPoints.

BEDROOM THREE

13' 3" x 7' 5" (4.06m x 2.27m) Bedroom with two double glazed windows to side. Classic Rustic Oak LVT flooring. Wall mounted electric heater. Spotlights to ceiling.

BATHROOM

8' 8" x 6' 1" (2.66m x 1.87m) Exceptional modern suite comprising: panelled bath, with mains shower over 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 and skylight to ceiling.

TERRACE

Large private terrace, with fantastic park views. Accessed via bifold glass doors from the lounge/kitchen/diner.

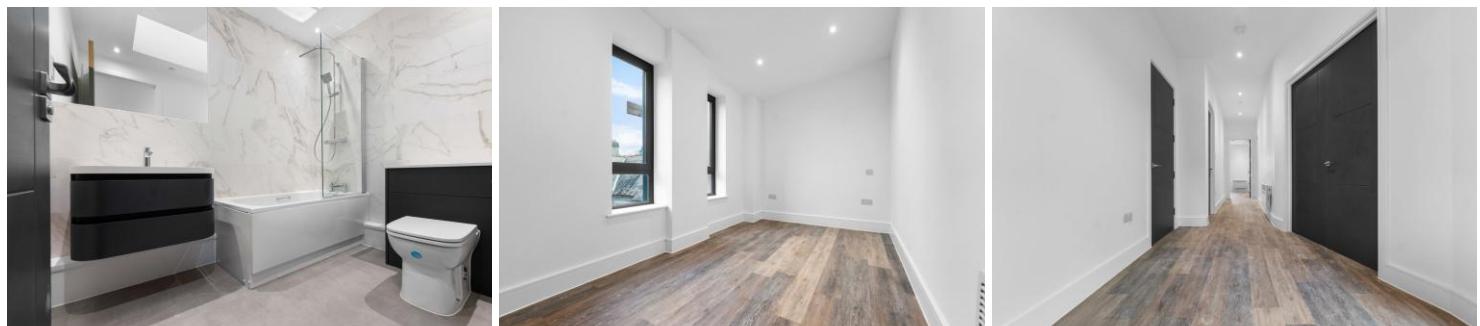
PARKING

One allocated undercroft parking space.

TENURE

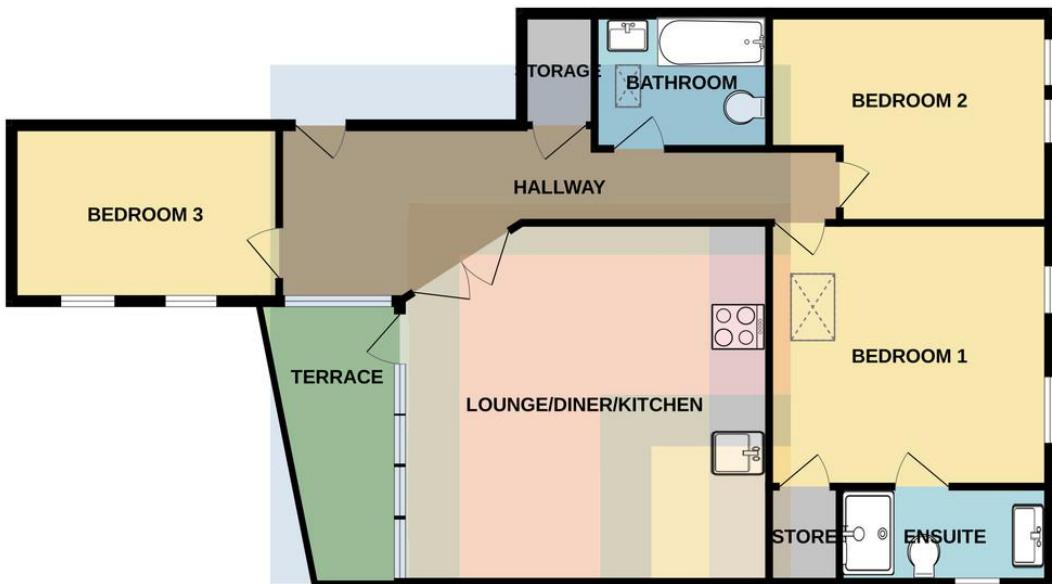
MGY are advised that the property is leasehold, with a lease of 999 years from build. Low service charges of £2,360.65 per annum. There is no ground rent payable as this is Peppercorn.

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Park Place, Cardiff, CF10 3DQ**



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FOURTH 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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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