

Ocean Buildings,

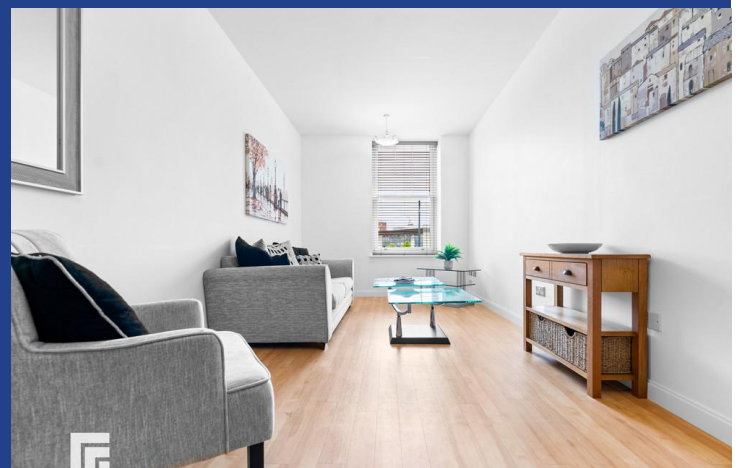
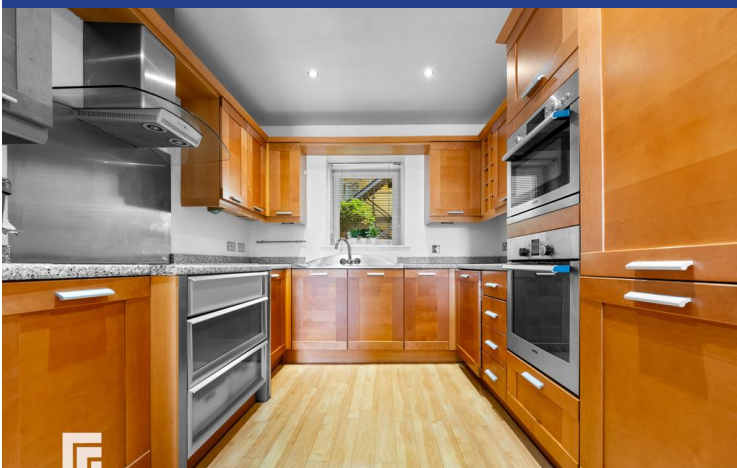
Bute Crescent, Cardiff, CF10 5AY



Estate Agents and
Chartered Surveyors

Asking Price Of

£185,000



One Bedroom Apartment

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Property Description

****IDEAL FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY* NO CHAIN**** MGY are delighted to offer for sale a spacious one bedroom, first floor apartment, located in the popular development, Ocean Buildings. This modern apartment boasts a very central and convenient position at the heart of Mermaid Quay with its many bars, shops and restaurants, and within walking distance to the Millennium Centre and cycle/walking paths to Cardiff Bay Barrage. Excellent bus and rail transport links nearby, to Cardiff City Centre for work, leisure and sports. The accommodation briefly comprises open plan kitchen/living area, spacious double bedroom and bathroom. The property further benefits from double glazing throughout, a video entry intercom system, high ceilings, large communal paved terrace area and communal secured bicycle store room. No chain. Ideal first time purchase or investment. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 603 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door. Spacious hallway. Wall mounted video entry intercom system. Laminate wood effect flooring. Two built in storage cupboards, one housing hot water tank. Wall mounted electric panel heater.

LIVING ROOM

23' 9" x 8' 11" (7.24m x 2.74m)
Large double glazed uPVC windows to front. Laminate wood effect flooring. Spacious living area. TV Aerial point. Telephone point. Wall mounted electric panel heater. Open plan living.

KITCHEN

9' 3" x 8' 10" (2.84m x 2.70m)
Double glazed uPVC window to rear. Large modern kitchen. Wood flooring. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage. Built in BOSCH oven, BOSCH microwave and four ring Induction electric hob, with extractor hood over. Splash back. Under unit lighting. Integrated fridge freezer, dishwasher and Hotpoint washer/dryer. Extractor fan. Spotlights.

BEDROOM

19' 1" x 9' 3" (5.83m x 2.84m)
Large double glazed uPVC windows to front and side. Laminate wood effect flooring. Built in double wardrobe. TV Aerial point. Telephone point. Wall mounted electric panel heater.

BATHROOM

6' 7" x 5' 5" (2.01m x 1.67m)
Modern bathroom. Tiled flooring. Part tiled walls. Tiled bath, with shower over and glass shower screen. Vanity enclosed wash hand basin with dual tap. W.C. Large wall mounted mirror. Heated towel rail. Extractor fan. Shaver point. Heater.

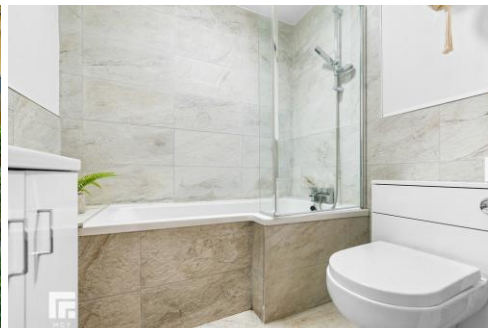
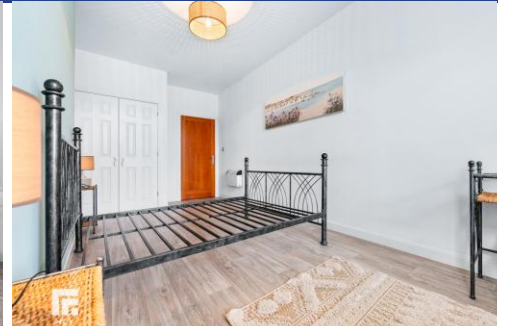
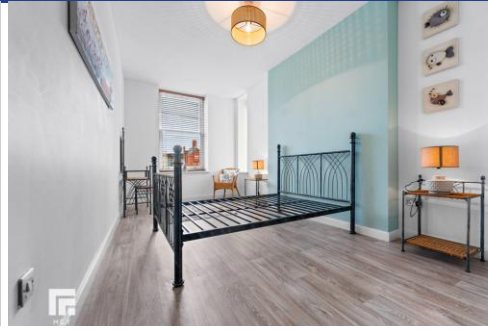
COMMUNAL TERRACE

Large communal paved terrace area, with seating. Located on the first floor.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2007. Service charges of £2,000 per annum, which includes video entry intercom system, secure fob access, CCTV in communal areas, lift maintenance, secure fob access, maintenance of internal and external communal areas, weekly cleaning and refuse disposal, secure internal bike storage and communal paved terrace area. Ground rent £148 per annum.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Cardiff 029 2046 5466

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



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