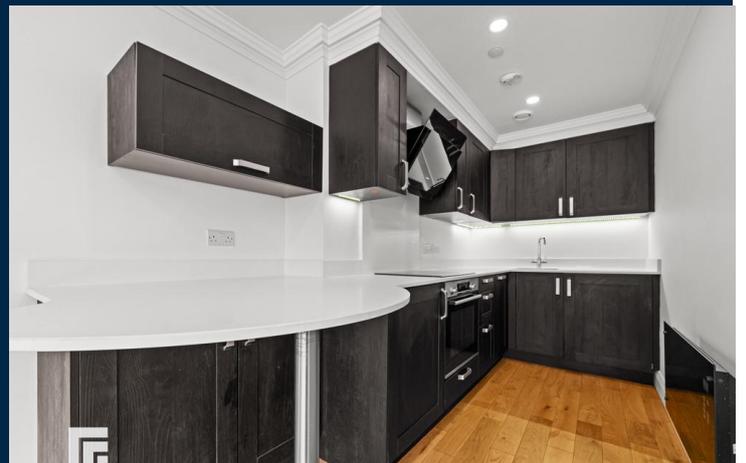




**MARINE HOUSE**  
MOUNT STUART SQUARE  
CARDIFF CF10 5DP

ASKING PRICE OF  
**£175,000**



**ONE BEDROOM APARTMENT**



**1**



**1**



**1**



**1**

**\*\*HIGH SPECIFICATION THROUGHOUT\*  
GRADE II LISTED BUILDING\* NO CHAIN\*\***  
MGY are delighted to offer a redevelopment of a Grade II Listed building, situated in the heart of Cardiff Bay. This sympathetically designed scheme has retained much of the existing classical features from this 1850's building, combined with modern contemporary design. The spacious one bedroom, second floor apartment comprises large entrance hall, open plan living/kitchen area, one bedroom and bathroom. The property further benefits from a south facing, decked balcony and great views of the Coal Exchange. No chain.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 581 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via wooden door with security spy hole. Spacious hallway. Wall mounted video entry intercom system. Oak flooring. Built in storage cupboard, housing hot water tank and space for washer/dryer. Wall mounted electric panel heater. Coving. Spotlights.

#### **LOUNGE/DINER**

17' 6" x 10' 10" (5.35m x 3.32m)  
Double glazed sash windows to front, with great views of the Cole Exchange. Oak flooring. TV Aerial point. Telephone point. Two wall mounted electric panel heaters. Coving. Spotlights. Open plan living.

#### **KITCHEN**

12' 2" x 6' 11" (3.72m x 2.12m)  
Large German kitchen, with breakfast bar and space for two stools. Oak flooring. Modern fitted wall and base units, with granite work surfaces incorporating stainless steel sink, with dual tap. Built in BOSCH oven and four ring BOSCH induction hob, with extractor hood over. Ample storage. Integrated BOSCH dishwasher, fridge and freezer. Wall mounted electric panel heater. Extractor fan. Coving. Spotlights.

#### **BEDROOM**

12' 7" x 9' 9" (3.86m x 2.98m)  
Double glazed uPVC windows and door, leading to south facing balcony. Ample natural daylight. Carpeted flooring. Built in mirrored wardrobe. Feature wallpaper wall. Wall mounted electric panel heater. TV Aerial point. Telephone point. Coving. Spotlights.

#### **BATHROOM**

8' 9" x 7' 8" (2.67m x 2.36m)  
Large modern bathroom, with Grohe fittings. Tiled flooring. Fully tiled walls. Tiled bath, with rainfall shower over and additional shower attachment. Glass shower screen. Vanity enclosed wash hand basin, with dual tap. W.C. Large wall mounted mirror. Heated towel rail. Extractor fan. Spotlights.

#### **BALCONY**

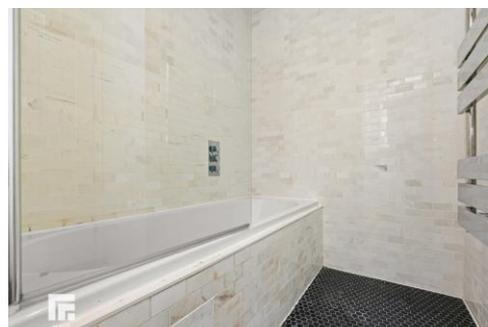
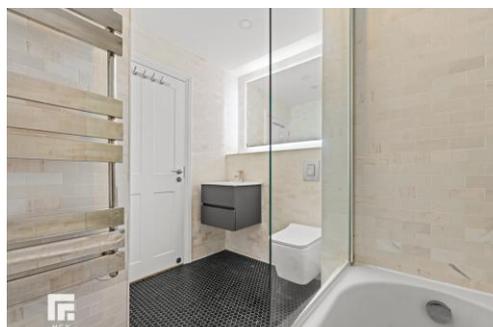
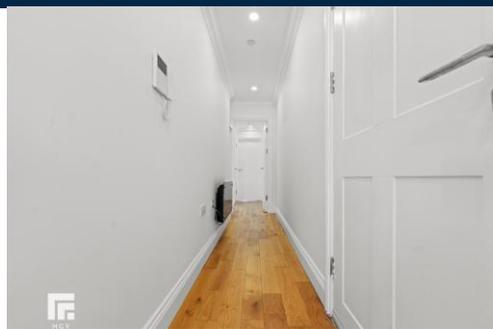
South facing, decked balcony with glass surround. Accessed from the bedroom.

#### **TENURE**

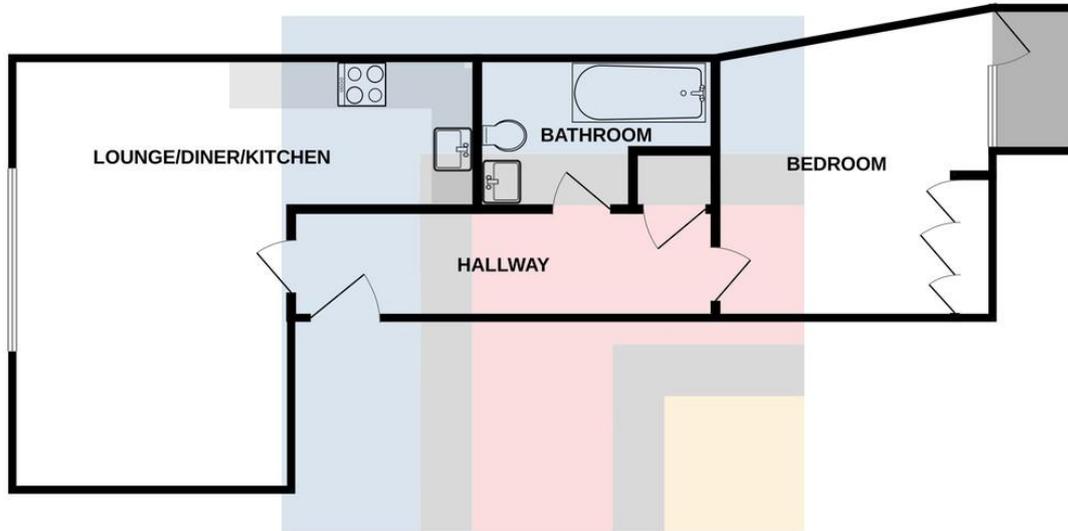
MGY are advised that the property is leasehold, with a term of 250 years from 2019. Service charges of £1,203.78 per annum, which includes a security video entry intercom system, maintenance of internal and external communal areas, bike storage, regular cleaning and refuse disposal. Building insurance £327.22 per annum. Ground rent £164.80 per annum.



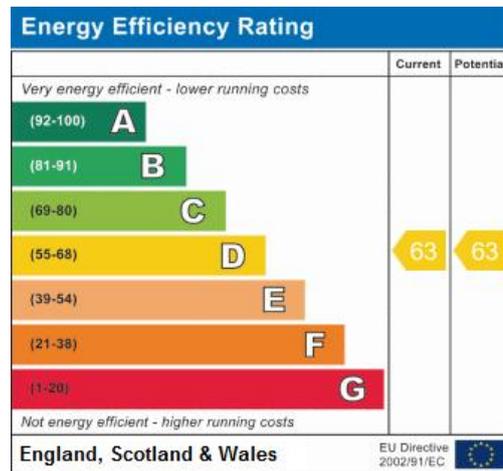
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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