

Harrowby Street,

Cardiff, CF10 5GA

Asking Price Of

£174,950



Estate Agents and  
Chartered Surveyors



Two Bedroom Apartment

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2

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# Property Description

**\*\*IDEAL INVESTMENT OR FIRST TIME PURCHASE\* NO CHAIN\*\*** MGY are pleased to present for sale, a spacious two bedroom, ground floor apartment situated within the popular location, Harrowby Street. Walking distance to Mermaid Quay and the City Centre. The accommodation comprises entrance hall to spacious lounge/diner/kitchen, two double bedrooms, one with en-suite and main bathroom. The property further benefits from double glazing throughout, security entry intercom system and an allocated parking space. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 702 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate wood effect flooring. Wall mounted intercom system. Storage cupboard. Additional cupboard housing electric boiler. Wall mounted electric radiator. Spotlights.

## LOUNGE/KITCHEN/DINER

20' 4" x 13' 10" (6.22m x 4.23m)  
Large modern kitchen. Two sets of double glazed uPVC French doors, to front and side. Additional double glazed uPVC windows to front and side. Laminate wood effect flooring. T.V Aerial point. Telephone point. Two wall mounted electric radiators. Modern kitchen. Wall and base units, with work surfaces incorporating stainless steel sink. Ample storage. Built in oven and four ring hob with stainless steel extractor hood over. Integrated fridge freezer, dishwasher and washing machine. Extractor fan. Spotlights. Open plan living.

## MASTER BEDROOM

15' 1" x 10' 5" (4.62m x 3.20m)  
Double glazed uPVC windows to front. Carpeted flooring. Large floor to ceiling fitted mirrored wardrobes. T.V Aerial point. Telephone point. Wall mounted electric radiator. Spotlights. Door to:-

## ENSUITE

8' 0" x 4' 6" (2.46m x 1.39m)  
Tiled flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Heated towel rail. Extractor fan. Wall mounted mirror and vanity unit. Spotlights.

## BEDROOM TWO

11' 3" x 7' 9" (3.45m x 2.38m)  
Double glazed uPVC windows to front. Double bedroom. Carpeted flooring. Large floor to ceiling fitted wardrobes. T.V Aerial point. Telephone point. Wall mounted electric radiator. Spotlights.

## BATHROOM

8' 5" x 4' 11" (2.58m x 1.52m)  
Laminate wood effect flooring. Part tiled walls. Panelled bath, with shower over. Pedestal wash hand basin. W.C. Wall mounted radiator. Extractor fan. Wall mounted mirrored vanity unit. Spotlights.

## TENURE

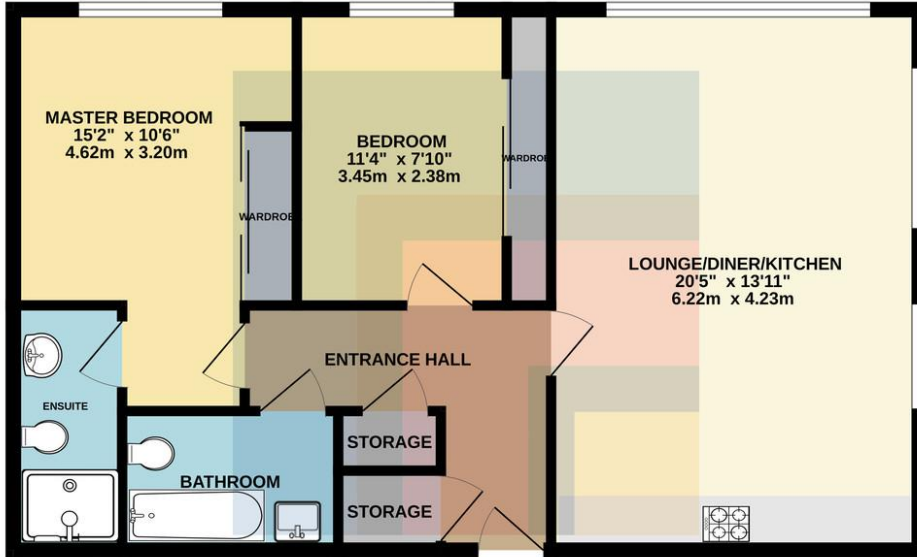
MGY are advised that the property is leasehold, with a term of 150 years from 2004. Service charges of £2,673.62 per annum, which includes buildings insurance, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage and barrier access to an allocated parking space. Ground rent £205.44 per annum.

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GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 716sq.ft. (66.5 sq.m.) approx.  
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		
69-80	C	78   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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