

Empire House,

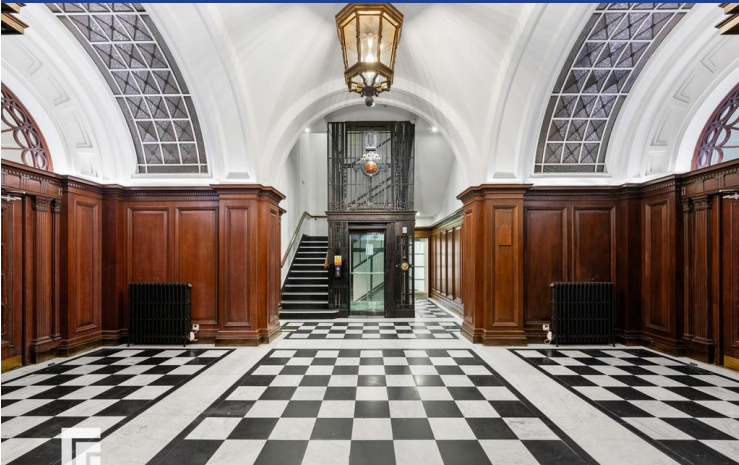
Mount Stuart Square, Cardiff Bay, CF10 5LR

Asking Price Of

£245,000



Estate Agents and Chartered Surveyors



Two Bedroom Apartment

2

1

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Property Description

****IMMACULATEDLY PRESENTED* GRADE II LISTED BUILDING* NO CHAIN**** MGY are pleased to present for sale, a modern two bedroom, third floor apartment within the highly sought after development, Empire House. Grade II listed building. Walking distance to Mermaid Quay and Cardiff Bay train station. The accommodation comprises of entrance hall to living/dining room, modern fitted kitchen, bathroom and two double bedrooms. The property further benefits from unique high ceilings of 3.4 meters, double glazed sash windows, security video entry system, electric heating, a lighting circuit and secure gated access to allocated parking space. The gated development also benefits from a concierge service, internal bike storage, a conference room and leisure facilities, with fully equipped gymnasium. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 629 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

Empire House is a unique Grade II listed building located in Mount Stuart Square. It is situated within close proximity to Mermaid Quay with a variety of bars, restaurants, coffee shops, Everyman cinema and water sports/activities. The property is also within walking distance to Cardiff Bay train station and The Red Dragon Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

COMMUNAL ENTRANCE

Grand entrance lobby and hallway with original features including wooden panelling, ornate carving with black and white marble floor tiles. Lift with partially glass panelled carriage.

ENTRANCE HALL

14' 0" x 10' 11" (4.27m x 3.34m)
Entered via wooden door. Wall mounted video entry intercom system. Tiled flooring. Two storage cupboards, one housing hot water tank and space for washing machine. Wall mounted electric panel heater. Spotlights.

LOUNGE/KITCHEN/DINER

21' 7" x 10' 11" (6.60m x 3.35m)
Double glazed wooden sash windows, to front aspect. Fantastic views and

ample natural daylight. Tiled flooring. Wall mounted electric panel heater and additional electric fireplace. TV Aerial point. Telephone point. Bespoke German kitchen. Tiled flooring. Wall and base units, with work surfaces incorporating stainless steel sink with chrome mixer tap. Ample storage. Under unit lighting. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splash back. Extractor fan. Integrated fridge freezer and dishwasher. Open plan living.

MASTER BEDROOM

14' 4" x 8' 11" (4.37m x 2.74m)
Double glazed wooden sash windows, to front aspect. Ample natural daylight. Spacious double bedroom. Carpeted flooring. Built in double wardrobe. Wall mounted electric panel heater. TV aerial point.

BEDROOM TWO

12' 3" x 7' 10" (3.75m x 2.41m)
Double glazed wooden sash windows, to front aspect. Ample natural daylight. Double bedroom. Carpeted flooring. Wall mounted electric panel heater. TV aerial point.

BATHROOM

6' 0" x 5' 6" (1.83m x 1.70m)
Modern bathroom. Tiled flooring with underfloor heating. Fully tiled walls.

Tiled bath, with rainfall shower over and glass shower screen. Vanity enclosed wash hand basin, with mirror over. W.C. Heated towel rail. Extractor fan. Spotlights.

PARKING

Secure gated access, to an allocated parking space.

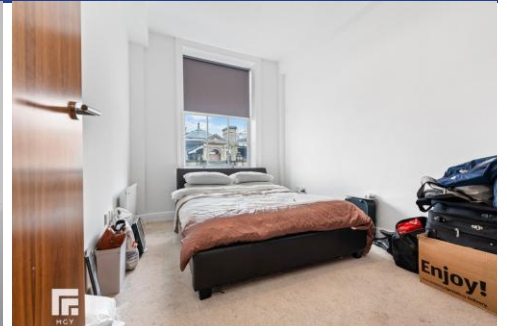
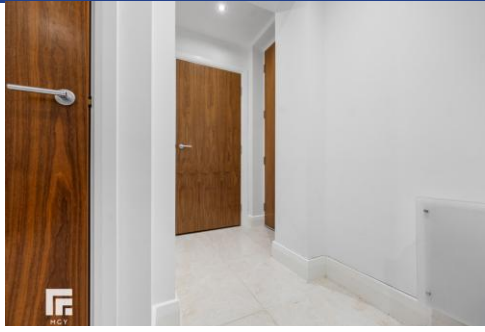
FACILITIES

The development benefits from onsite concierge, leisure facilities with fully equipped 24hr gymnasium, conference room and internal bike storage, with secure access.

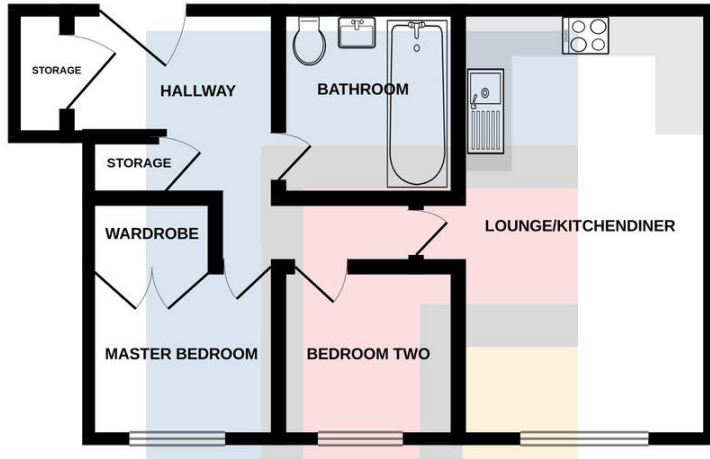
TENURE

MGY are advised that the property is leasehold, with a term of 250 years from 2013. Service charges of £1,850 per annum, which includes building insurance, secure fob access, onsite concierge, gymnasium and conference room, lift maintenance, CCTV, maintenance of internal and external communal areas, secure gated access to an allocated parking space, internal bike storage, regular cleaning and refuse disposal. Ground rent £250 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, floors and any other items are approximate and no responsibility is taken for any 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		80 C
55-68	D		
39-54	E	39 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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