

O'leary Drive,

Windsor Quay, Cardiff, CF11 7EB



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£160,000**



Two Bedroom Apartment



# Property Description

**\*\*IDEAL FIRST TIME PURCHASE OR INVESTMENT\*\* NO CHAIN\*\*** MGY are pleased to present for sale a spacious two bedroom, second floor apartment in the popular Windsor Quay development. Walking distance to Cardiff Bay Retail Park and with excellent links to the A4232 and M4. Mermaid Quay is also close by, offering a variety of bars, shops and restaurants. Frequent public transport which is easily accessible, linking to Cardiff City Centre and surrounding areas. The modern accommodation comprises of spacious entrance hall, living room and open plan kitchen, two double bedrooms, master with en-suite and bathroom. The property further benefits from double glazing throughout, gas central heating, an allocated parking space and visitor parking. Low service charges. Ideal first time purchase or investment. No chain. Viewing recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 646 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

## LIVING ROOM

14' 2" x 13' 5" (4.33m x 4.11m)

## KITCHEN

10' 8" x 6' 6" (3.27m x 1.99m)

## MASTER BEDROOM

13' 9" x 9' 8" (4.21m x 2.96m)

## EN-SUITE

5' 3" x 4' 11" (1.62m x 1.50m)

## BEDROOM TWO

## BATHROOM

6' 9" x 6' 2" (2.06m x 1.88m)

## PARKING

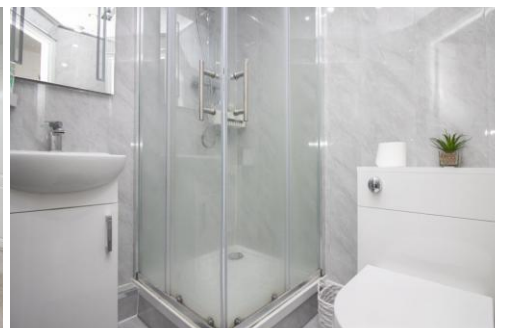
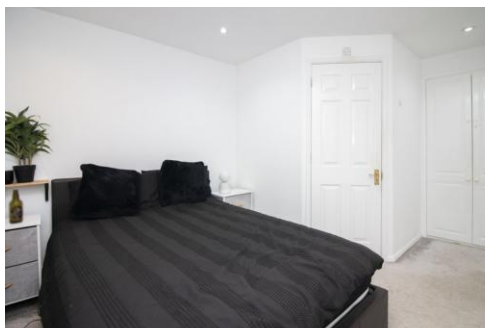
Secure gated access to an allocated parking space. Visitor parking.

## TENURE

MGY are advised that this property is leasehold, with a term of 999 years from 2002. Service charges approx. £1800 per annum, which includes building insurance, water rates, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space and visitor parking. Ground rent £120 per annum.



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| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             | 77   C  | 79   C    |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

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