

Overstone Court,

Cardiff, CF10 5NT



Estate Agents and
Chartered Surveyors

Asking Price Of

£125,000



Two Bedroom Apartment



Property Description

****NO CHAIN**** MGY are pleased to present for sale a spacious two bedroom, ground floor apartment located in the popular Overstone Court development. The development sits in a convenient location and is walking distance to both Cardiff Bay and the City centre. The apartments comprises large entrance hall with storage cupboard, open plan lounge/kitchen/diner, two double bedrooms, one with en-suite and bathroom. The apartment also benefits from underfloor heating and onsite allocated parking. No Chain. Viewing Recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx TBC

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Large spacious hallway. Wall mounted security entry intercom system. Laminate wood effect flooring. Storage cupboard, housing hot water tank.

LOUNGE/DINER

15' 4" x 14' 0" (4.68m x 4.29m)
Large double glazed uPVC windows, to front aspect. Carpeted flooring. TV Aerial point. Telephone point. Open plan living.

KITCHEN

8' 5" x 6' 7" (2.57m x 2.02m)
Double glazed uPVC windows, to front aspect. Vinyl flooring. Modern fitted units with work surfaces incorporating stainless steel sink. Ample storage. Built in four ring electric hob, oven and extractor hood over. Integrated fridge, freezer, washer/dryer and dishwasher. Vinyl flooring. Extractor fan.

MASTER BEDROOM

11' 10" x 9' 10" (3.63m x 3.00m)
Large Double glazed uPVC windows, to rear aspect. Carpeted flooring. Built in double wardrobe. TV Aerial point. Telephone point. Door to:-

EN-SUITE

6' 3" x 5' 4" (1.92m x 1.64m)
Vinyl flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Mirror with lighting over. Heated towel rail. Extractor fan.

BEDROOM TWO

12' 2" x 9' 3" (3.72m x 2.84m)
Large Double glazed uPVC windows, to rear aspect. Double Bedroom. Carpeted flooring. Built in single wardrobe. TV Aerial point. Telephone point.

BATHROOM

7' 3" x 6' 4" (2.22m x 1.94m)
Vinyl flooring. Part tiled walls. Panelled bath with shower over. Pedestal wash hand basin. Mirror with lighting over. W.C. Heated towel rail. Extractor fan.

PARKING

Secure barrier access to one allocated parking space. Visitor parking.

TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2007. Service Charges TBC. Ground rent TBC.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	63 D
39-54	E		
21-38	F		
1-20	G		

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