



**OCEAN REACH**  
HAVANNAH STREET  
CARDIFF CF10 5SG

ASKING PRICE OF  
**£365,000**



**PENTHOUSE APARTMENT**



**2**



**2**



**2**



**1**

**\*PENTHOUSE APARTMENT WITH MAGNIFICENT WATER VIEWS\*** MGY are delighted to bring to market this two double bedroom, penthouse apartment in the highly regarded and ideally situated Ocean Reach, Havannah Street. The property offers magnificent panoramic water views from the full length balcony accessed from the light-filled open plan living/kitchen area and master bedroom which benefits from an en suite bathroom and walk in wardrobe, whilst the remainder of the property comprises entrance hallway, second double bedroom and main bathroom. Located next to St David's Hotel & Spa, you are a short walk from the variety of amenities on offer in Mermaid Quay as well as having an allocated car parking space with accessible transport links close by. **\*No Chain\***

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: H**

**FLOOR AREA APPROX: 807 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **BEDROOM TWO**

10' 5" x 9' 7" (3.19m x 2.93m)

Continuation of laminate flooring. Wall mounted electric heater. Pendant light fitting. Double glazed window with magnificent panoramic water views. Power points.

#### **BATHROOM**

7' 4" x 6' 3" (2.25m x 1.93m)

Fully tiled walls and floors. Concealed WC. Wall mounted wash hand basin with mixer tap over. Panelled bath with hot and cold tap over. Pendant light fittings. Chrome heated towel rail. Extractor fan. Wall mounted mirror.

#### **TENURE**

MGY are advised that the property is leasehold, with a term of 999 years from 2022. Service charges of approx. £3,000 per annum, which includes water rates, building insurance, secure fob access, video entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated fob access to an allocated undercroft parking space. This property has a share of the freehold. **NO GROUND RENT.**

#### **PARKING**

Secure gated fob access to an allocated undercroft parking space.

#### **ENTRANCE HALL**

Entered via front door leading from communal hallway. Laminate flooring. Wall mounted electric heater. Spotlights. Power points. Doors to all rooms and two storage cupboards - one housing the water tank.

#### **LOUNGE/KITCHEN**

22' 2" x 15' 8" (6.78m x 4.78m)

Laminate flooring throughout the open plan space. Pendant light fittings to lounge. Wall mounted electric heater. Modern kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink with mixer tap above, and electric hob with extractor above and oven beneath. Integrated appliances such as microwave, and dishwasher. Spotlights to ceiling. Power points.

#### **MASTER BEDROOM**

14' 10" x 10' 10" (4.53m x 3.31m)

Continuation of laminate flooring. Pendant light fitting. Wall mounted electric heater. Double glazed window with magnificent panoramic water views. Power points. Double glazed door leading to large, private balcony. Doors to en-suite shower room and walk-in-wardrobe.

#### **ENSUITE SHOWER ROOM**

8' 5" x 5' 6" (2.58m x 1.69m)

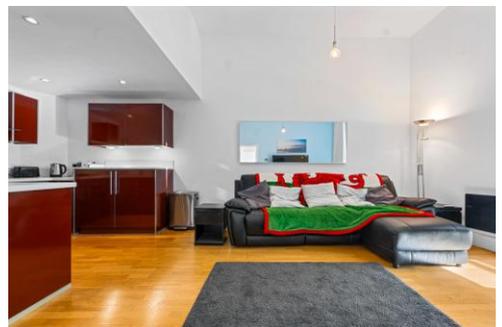
Fully tiled walls and flooring. Chrome heated towel rail. Extractor fan. Wall mounted mirror. Spotlights and pendant lighting. Concealed WC. Vanity wash hand basin with mixer tap above and storage beneath. Walk in shower cubicle with electric shower over.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

**CARDIFF** 029 2046 5466

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South Glamorgan, CF10 5EE



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