



SCHOONER WHARF
SCHOONER DRIVE
CARDIFF CF10 4ET

ASKING PRICE OF
£159,950



FOURTH FLOOR APARTMENT



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****IDEAL FIRST TIME PURCHASE OR INVESTMENT* NO CHAIN**** MGY are pleased to present for sale a spacious one bedroom, fourth floor apartment, in the popular Schooner Wharf development. Conveniently situated between Cardiff Bay and the City Centre. Close to local amenities and public transport links. The modern accommodation comprises of entrance hall, open plan lounge/kitchen/diner, double bedroom and bathroom. Ideal first time purchase or investment. Street parking nearby. EWS1 form in place. No chain. Viewing highly recommended.

LOCATION

Schooner Wharf is a quiet development in a fantastic location, of Atlantic Wharf. The apartment is located within walking distance to Cardiff City Centre and Mermaid Quays popular attractions, including The Wales Millennium Centre. It is situated within close proximity to a variety of bars, restaurants, coffee shops, Everyman cinema and water sports/activities. The property is within walking distance to The Red Dragon Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate wood effect flooring. Wall mounted electric panel heater. Large storage cupboard, housing hot water tank. Wall mounted security intercom system.

LOUNGE/KITCHEN/DINER

23' 9" x 10' 0" (7.24m x 3.07m)
Double glazed uPVC floor to ceiling windows to front and side, with lovely water views to size. Laminate wood effect flooring. Wall mounted electric panel heater. TV Aerial point. Telephone point. Modern kitchen. Fitted units, with work surfaces incorporating stainless steel sink, with dual tap. Ample storage. Integrated Zanussi oven and four ring electric Zanussi hob, with stainless steel extractor hood over. Splash back. Extractor fan. Integrated fridge freezer. Space for washing machine. Spotlights. Open plan living.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 505 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM

12' 3" x 10' 6" (3.74m x 3.22m)

Double glazed uPVC floor to ceiling windows. Spacious double bedroom. Laminate wood effect flooring. TV Aerial point. Wall mounted electric panel heater.

BATHROOM

Modern bathroom. Laminate wood effect flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Pedestal wash hand basin. W.C. Wall mounted mirror. Shaver point. Heated towel rail.

TENURE

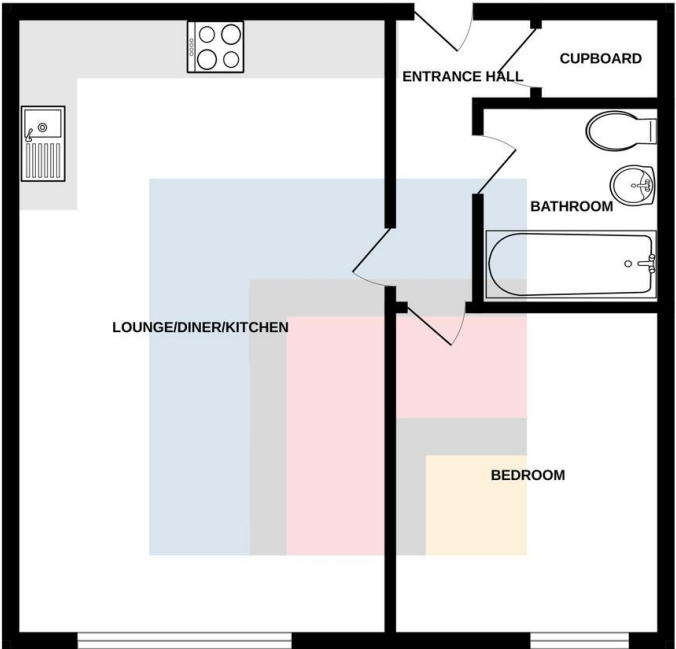
MGY are advised that the property is leasehold, with a term of 250 years from 2017. Low service charges of £867.20 per annum, which includes lift maintenance, video entry intercom system, secure fob access, CCTV, maintenance of internal and external communal areas, regular cleaning, refuse disposal and secure internal and external bike storage. Ground rent £135 per annum. Building insurance £385 per annum. NHBC Warranty cover in place.



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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

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