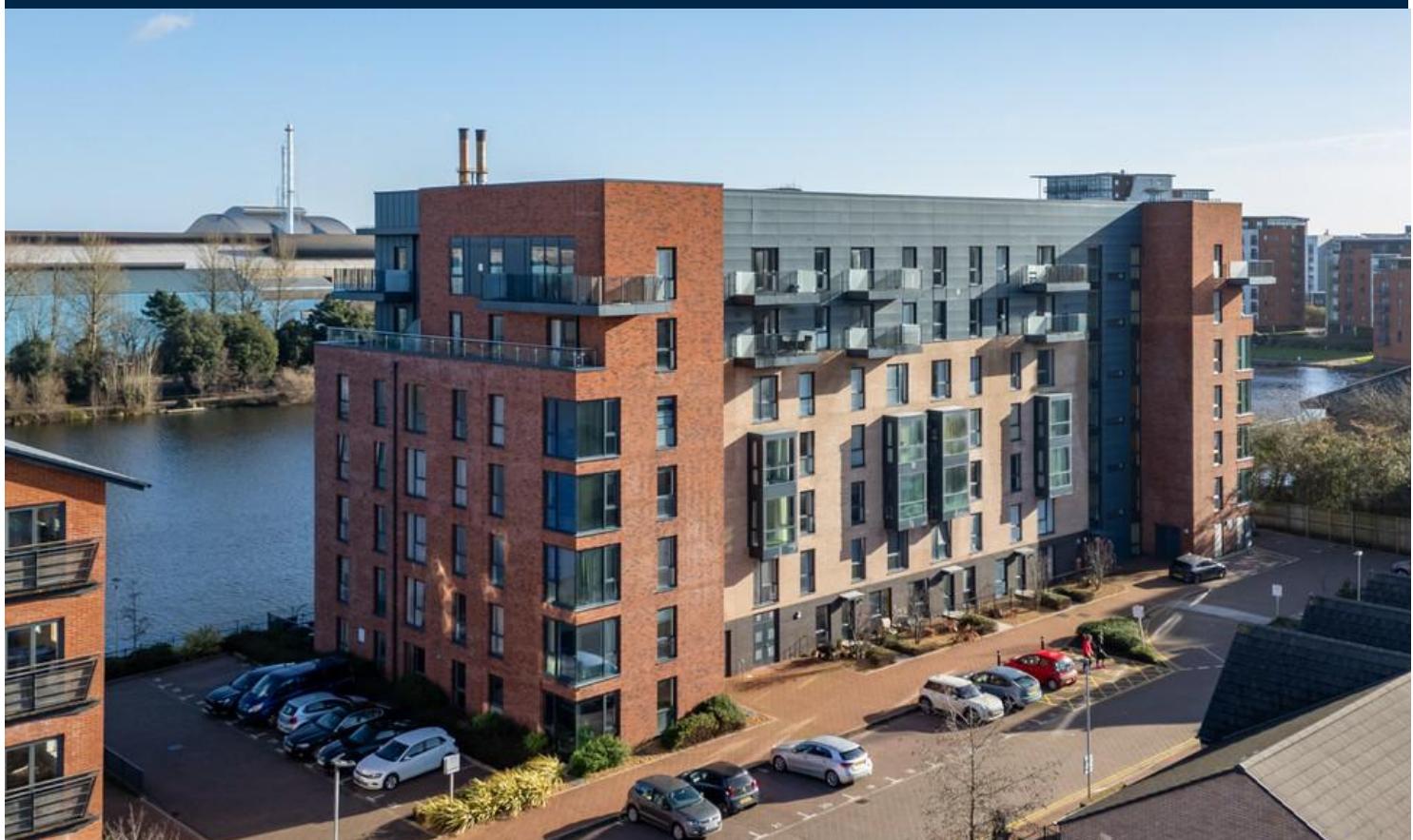


SCHOONER WHARF  
SCHOONER DRIVE  
CARDIFF CF10 4ET

ASKING PRICE OF

**£159,950**



#### FOURTH FLOOR APARTMENT



**1**



**1**



**1**



**1**

**\*\*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.

**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.

#### **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.

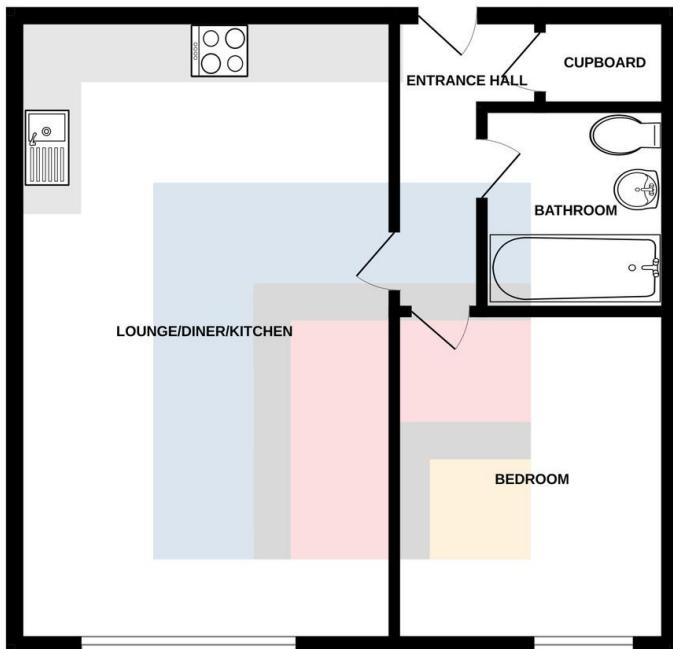


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# SCHOONER WHARF, SCHOONER DRIVE, CARDIFF CF10 4ET



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Whilst every attempt has been made to ensure the accuracy of the details contained here, measurements of rooms and areas are only approximate. No guarantee is given 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 is given for their condition or working order. Made with Metropix ©2024

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**

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

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