



BEATTY COURT
SCHOONER WAY
CARDIFF CF10 4DU

OFFERS IN EXCESS OF
£200,000



SECOND FLOOR APARTMENT



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****STUNNING WATER VIEWS** TWO DOUBLE BEDROOMS**** MGY are pleased to present for sale a spacious two bedroom, second floor apartment within the popular Atlantic Wharf development, Beatty Court. The development is located within walking distance to the City Centre and Cardiff Bay. The immaculate apartment briefly comprises of large hallway, lounge/diner, kitchen, two double bedrooms, one with en-suite and bathroom. The property further benefits from stunning water views, two Juliette balconies, double glazing throughout and parking. Ideal first time purchase or investment. Viewing highly recommended.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 958 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via wooden door, with letter box. Wood effect flooring. Wall mounted security entry intercom system. Two storage cupboards, one housing hot water tank. Wall mounted electric panel heater. Doors to all rooms.

LOUNGE/DINER

14' 11" x 10' 9" (4.55m x 3.29m)
Double glazed doors leading to Juliette balcony. Stunning water views. Wood effect flooring. TV and telephone point. Coving to ceiling. Additional wall mounted lighting. Opening to kitchen.

KITCHEN

9' 3" x 6' 5" (2.84m x 1.96m)
Wall and base units, with work surfaces incorporating stainless steel sink and tiled splashback. Integrated oven, with four ring electric hob and extractor hood over. Space for fridge freezer and washing machine. Wood effect flooring. Extractor fan.

MASTER BEDROOM

16' 8" x 12' 7" (5.09m x 3.84m)
Double glazed window to front aspect, with stunning water views. Double bedroom. Wood effect flooring. Wall mounted electric panel heater. Double glazed patio door leading to Juliette balcony. Door to:-

EN-SUITE

5' 10" x 5' 5" (1.78m x 1.66m)
Tiled Flooring. Vanity enclosed wash hand basin with mixed tap over and tiled splashback. Corner cubicle with mains shower. W.C. Extractor fan. Shaver point.

BEDROOM TWO

9' 10" x 8' 9" (3.02m x 2.68m)
Double glazed windows to front aspect, with stunning water views. Double bedroom. Wood effect flooring.

BATHROOM

6' 9" x 5' 9" (2.06m x 1.77m)
Part tiled walls. Pedestal wash hand basin with mixer tap over. Panelled bath, with electric shower over and glass shower screen. W.C. Shaver point. Extractor fan.

PARKING

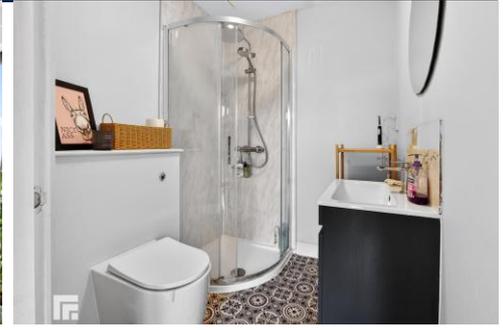
Secure barrier access, to off-road parking

TENURE

MGY are advised that the property is leasehold, with a lease of 125 years from 1989. Service charges of £2134.00 per annum, which includes building insurance, security entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure barrier access to allocated parking and parking management. No ground rent.

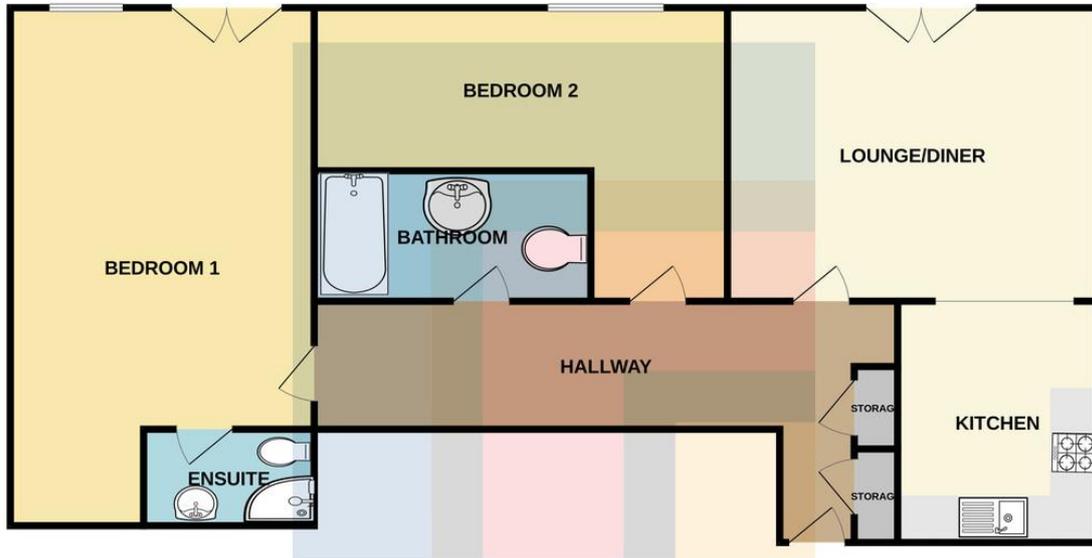


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SECOND FLOOR



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	83 B	85 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



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