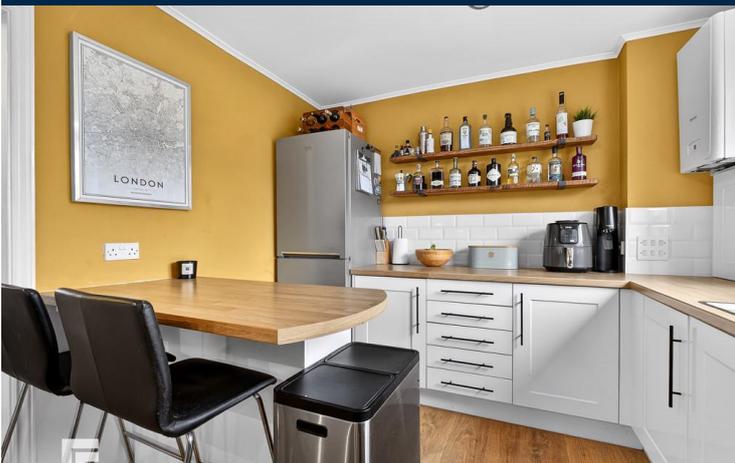




**64 CORVETTE COURT**  
ATLANTIC WHARF  
CARDIFF CF10 4NN

**£225,000**



**TWO BEDROOM APARTMENT**



**\*\*IDEAL INVESTMENT OR FIRST TIME PURCHASE\*\*** MGY are pleased to present for sale, a spacious two-bedroom, first floor apartment situated within the popular location of Atlantic Wharf, Corvette Court. Walking distance to the City Centre and Cardiff Bay. The modern accommodation comprises of spacious entrance hall, porch, living room, large separate kitchen, two double bedrooms and main bathroom. The property further benefits from double glazing throughout, French doors, a Juliette balcony, security entry intercom system, an allocated parking space, visitor parking. Low service charges. No chain. Viewing recommended.

#### ENTRANCE HALL

Entered via wooden door, with security spy hole. Porch area. Vinyl tile effect flooring. Wall mounted intercom system. Two large storage cupboards. Wall mounted radiator.

#### LIVING ROOM

16' 0" x 15' 6" (4.88m x 4.74m)  
Double glazed uPVC bay windows to front, with French doors leading to Juliette balcony. Great views of the quite communal gardens and trees. Laminate wood effect flooring. T.V Aerial point. Telephone point. Built in cupboard with storage and open shelving. Two wall mounted radiators. Coving to ceiling.

#### KITCHEN

11' 9" x 9' 2" (3.6m x 2.8m)  
Large separate kitchen. Double glazed uPVC windows to front. Laminate wood effect flooring. Part tiled walls. Modern fitted units, with work surfaces incorporating stainless steel sink. Ample storage. Built in oven, with five ring gas hob and stainless-steel extractor hood over. Wall mounted Combi-boiler. Space for fridge freezer, washing machine and dishwasher. Extractor fan. Breakfast Island, with storage below and space for two breakfast stools. Coving to ceiling.

#### MASTER BEDROOM

12' 7" x 10' 4" (3.85m x 3.17m)  
Double glazed uPVC windows to rear. Double bedroom. Laminate wood effect flooring. Wall mounted radiator. TV Aerial point. Coving to ceiling.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 807 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BEDROOM TWO

11' 11" x 9' 2" (3.65m x 2.80m)  
Double glazed uPVC windows to rear. Double bedroom. Two built in double wardrobes. Laminate wood effect flooring. Wall mounted radiator. Coving to ceiling.

#### BATHROOM

7' 6" x 7' 3" (2.31m x 2.22m)  
Modern bathroom. Obscure double glazed uPVC window to rear. Vinyl tile effect flooring. Tiled walls. Double shower cubicle, with rainfall shower over and additional shower attachment. Pedestal wash hand basin. W.C. Heated towel rail. Extractor fan.

#### PARKING

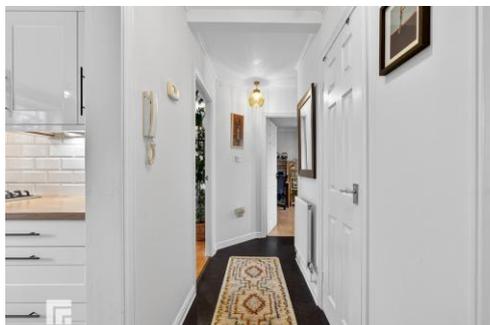
Allocated parking space. Visitor parking.

#### TENURE

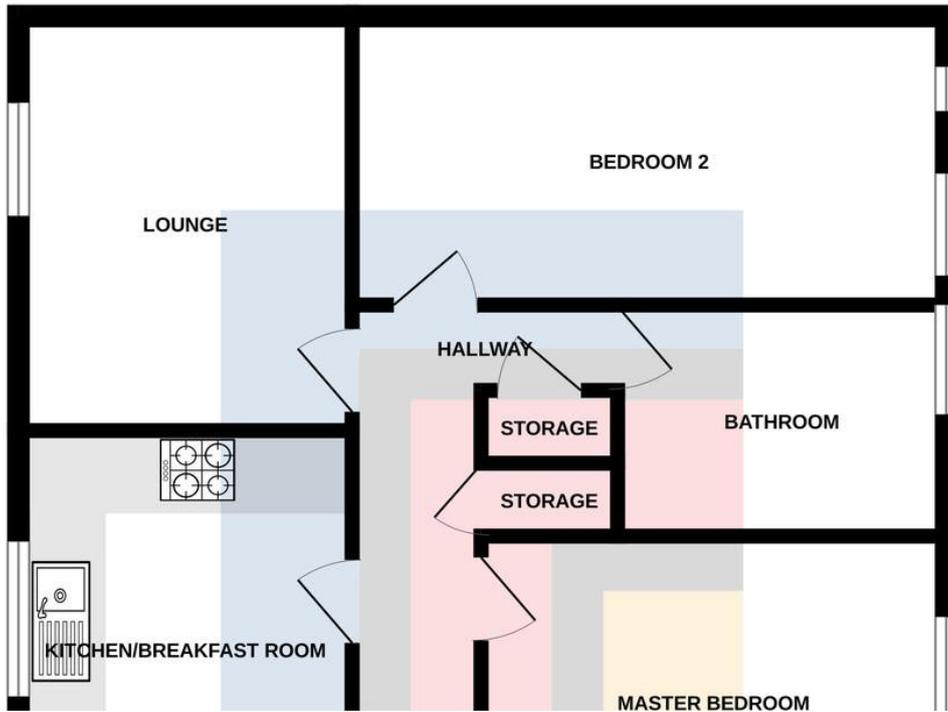
MGY are advised that the property is leasehold, with a term of 999 years from 1997. Low service charges of £1,171 per annum, which includes building insurance, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space, visitor parking and parking management. No ground rent.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 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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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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