



MARINE HOUSE
MOUNT STUART SQUARE
CARDIFF CF10 5DP

ASKING PRICE OF
£165,000



ONE BEDROOM APARTMENT



****HIGH SPECIFICATION THROUGHOUT*
GRADE II LISTED BUILDING* NO CHAIN****
MGY are delighted to offer a redevelopment of a Grade II Listed building, situated in the heart of Cardiff Bay. This sympathetically designed scheme has retained much of the existing classical features from this 1850's building, combined with modern contemporary design. The spacious one bedroom, first floor apartment comprises entrance hall, open plan living/kitchen area, one bedroom and shower room. The property further benefits from beautiful sash window and great views of the Coal Exchange. No chain.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX : 376.74 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via wooden door with security spy hole. Wall mounted video entry intercom system. Oak flooring. Built in storage cupboard, housing hot water tank and space for washer/dryer. Wall mounted electric panel heater. Coving. Spotlights. Doors leading to all rooms.

LOUNGE/KITCHEN/DINER

16' 4" x 10' 11" (5.00m x 3.33m)
Large sash windows to front and side aspect, with great views of the Cole Exchange. Ample natural daylight. Oak flooring. TV Aerial point. Telephone point. Two wall mounted electric panel heaters. Coving. Spotlights. Open plan living. Large German kitchen. Oak flooring. Modern fitted wall and base units, with granite work surfaces incorporating stainless steel sink, with dual tap. Built in BOSCH oven and four ring BOSCH induction hob, with extractor hood over. Ample storage and under unit lighting. Integrated BOSCH dishwasher, fridge and freezer. Wall mounted electric panel heater. Extractor fan. Coving. Spotlights.

BEDROOM

13' 3" x 9' 5" (4.06m x 2.88m)
Large sash windows to side aspect. Ample natural daylight. Carpeted flooring. Feature wallpaper wall. Wall mounted electric panel heater. TV Aerial point. Telephone point. Coving. Spotlights.

SHOWER ROOM

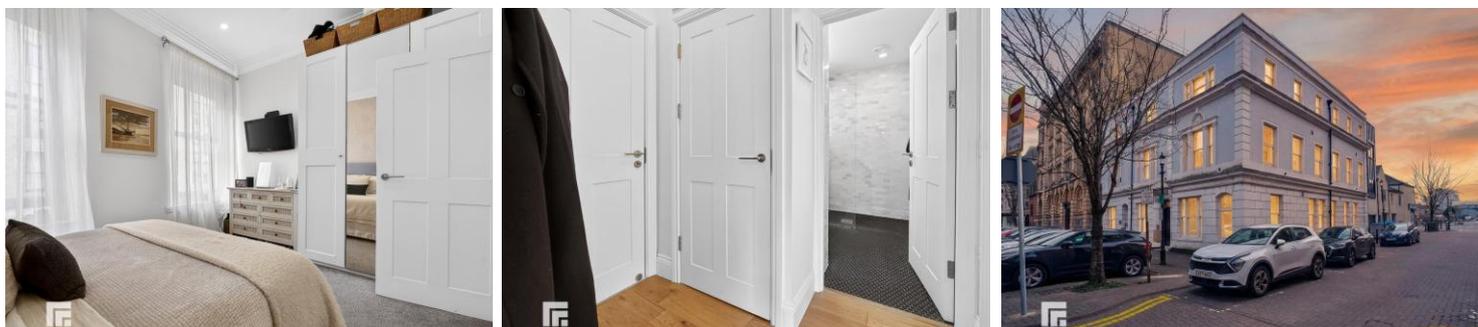
7' 5" x 5' 10" (2.27m x 1.78m)
Modern shower room, with Grohe fittings. Tiled flooring. Fully tiled walls. Walk in shower, with rainfall shower and additional shower attachment. Inset storage and glass shower screen. Vanity enclosed wash hand basin, with dual tap. W.C. Large wall mounted mirror with lighting. Heated towel rail. Extractor fan. Spotlights.

TENURE

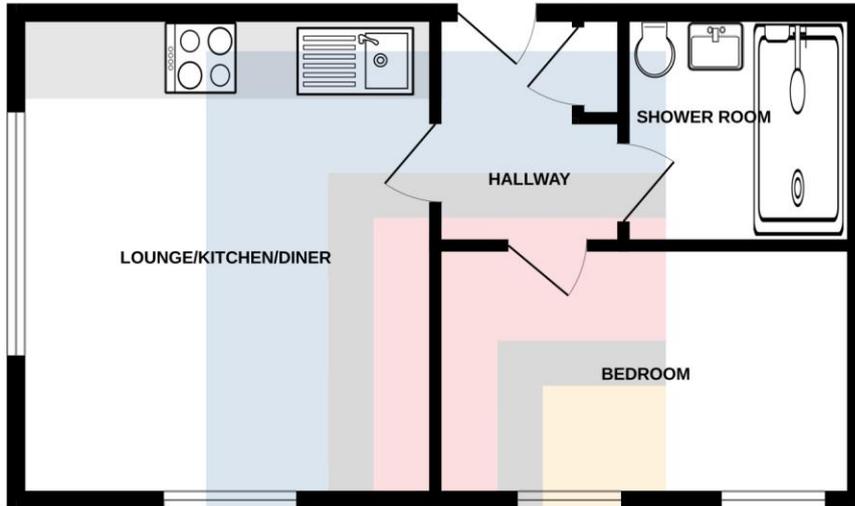
MGY are advised that the property is leasehold, with a term of 250 years from 2019. Service charges of £1,400 per annum, which includes a security video entry intercom system, maintenance of internal and external communal areas, bike storage, regular cleaning and refuse disposal. Building insurance £_____ per annum. Ground rent £137.50 per annum.



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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		
69-80	C		
55-68	D		
39-54	E	44 E	44 E
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

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