

Park View,

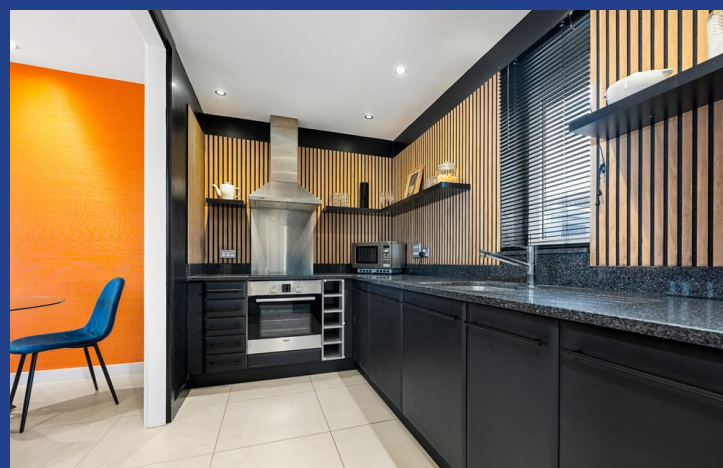
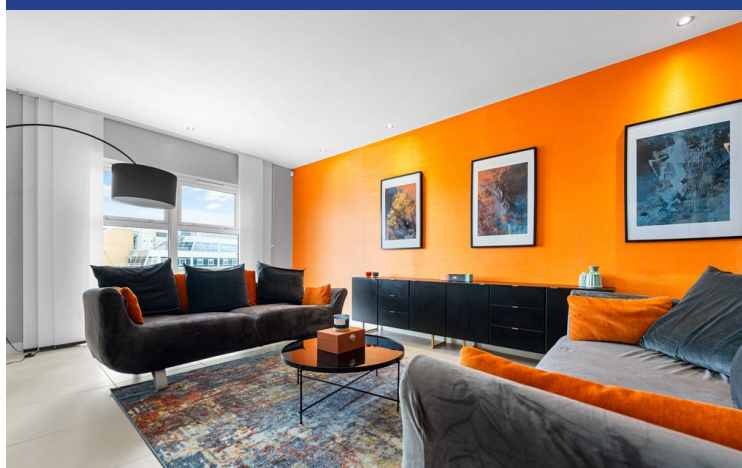
Greyfriars Road, Cardiff, CF10 3AL



Estate Agents and
Chartered Surveyors

Asking Price Of

£495,000



Two Bedroom Penthouse Apartment



Property Description

****IMMACULATE CITY CENTRE PENTHOUSE APARTMENT* NO CHAIN**** MGY are pleased to present for sale an impressive, recently refurbished city centre penthouse apartment, in the highly sought after development, Park View. Located in the heart of the city centre. The modern property offers spacious living accommodation with two newly decked balconies, reformed kitchen, spacious lounge/dining area entered via double doors from an attractive entrance hall, master bedroom with en-suite/bathroom and walk in wardrobe, second double bedroom with en-suite and cloakroom. The property further benefits from superb city centre views, a video entry intercom system and double glazing throughout. Secure gated access to an allocated undercroft parking space and onsite concierge service. EWS1 form in place. No chain. Viewing recommended.

Tenure Leasehold

Council Tax Band H

Floor Area Approx 1,421 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALL

Entered via wooden door, with security spy hole. Tiled flooring. Video entry intercom system. Wall mounted electric panel heater. Three storage cupboards, one housing hot water tank and one with plumbing for washing machine. Spotlights.

LOUNGE/DINER/KITCHEN

26' 3" x 31' 0" (8.01m x 9.45m)

An excellent living space with tiled flooring and access via double glazed doors onto a large decked terrace with impressive City Views. Double glazed window to front. TV aerial point. Telephone point. Spotlights. Two wall mounted electric panel heaters. A high quality fitted kitchen, granite work surfaces and glass mosaic tile splash backs. Under unit lighting. Integrated appliances including oven, microwave, dishwasher and fridge freezer. Four ring induction hob and extractor hood over. Extractor fan.

MASTER BEDROOM

12' 11" x 12' 10" (3.96m x 3.93m)

An exceptional master bedroom, with double glazed doors leading onto a second decked terrace, with fantastic City Views. Tiled flooring. TV aerial point. Wall mounted electric panel heater. Spotlights. Door to en-suite/bathroom. Door to walk in wardrobe, with tiled flooring.

EN-SUITE/BATHROOM

7' 8" x 9' 2" (2.36m x 2.81m)

Double glazed window to rear. Tiled flooring. Part tiled walls. Walk in tiled shower cubicle, with mains shower. Tiled Jacuzzi bath. Contemporary wash hand basin, with mixer tap. W.C. Large wall mounted mirrors. Extractor fan. Shaver point. Heated towel rail. Spotlights.

BEDROOM TWO

12' 11" x 14' 6" (3.94m x 4.44m)

A spacious second double bedroom. Tiled flooring. Fitted wardrobe, with sliding doors. Wall mounted electric panel heater. Spotlights. Door to en-suite.

EN-SUITE

9' 0" x 5' 10" (2.76m x 1.79m)

Tiled flooring. Part tiled walls. Double shower cubicle, with mains shower. W.C. Wall mounted wash hand basin, with mixer tap. Large mirror over. Heated towel rail. Shaver point. Extractor fan. Spotlights.

CLOAKROOM

Double glazed window to rear. Tiled flooring. Part tiled walls. Wall mounted wash hand basin, with mixer tap. Shaver point. Wall mounted mirrors. Heated towel rail. Spotlights. Extractor fan.

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BALCONY

Two large decked balconies, with superb city centre views. One accessed from the living room and one accessed from the master bedroom.

FACILITIES

Onsite concierge service.

PARKING

Secure gated, allocated undercroft parking space.

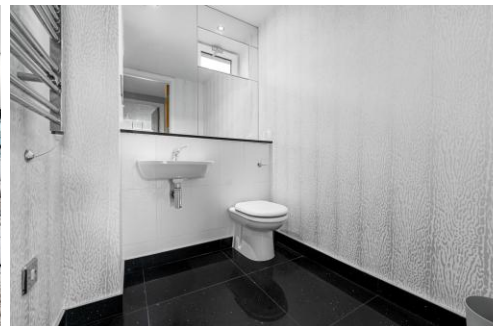
TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2003. Service charges of £8,278.40 per annum, which includes water rates, building insurance, onsite concierge, video entry intercom system, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal and gated fob access to an allocated undercroft parking space. Ground rent £150 per annum.

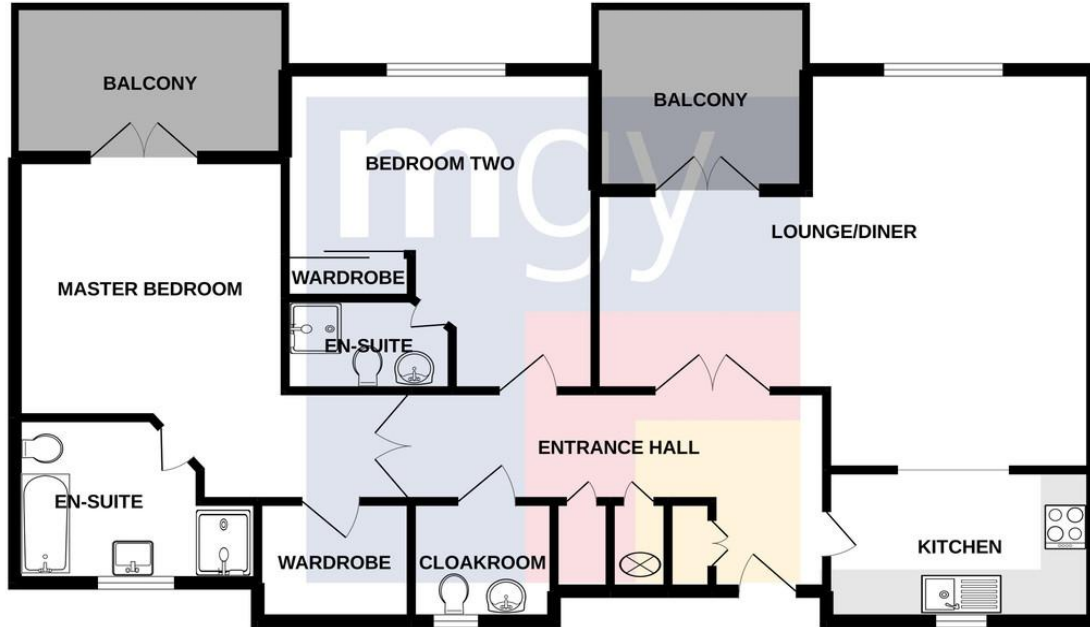
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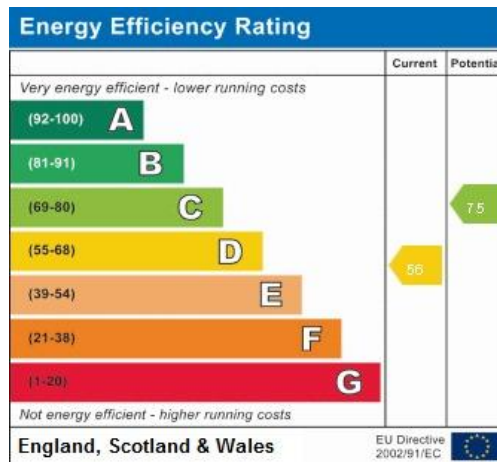
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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