

Hayes Apartments, City Centre, Cardiff, CF10 1EF



Estate Agents and
Chartered Surveyors

Asking Price Of

£247,995



Two Bedroom Apartment

2

2

2

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Property Description

****IMMACULATE CITY CENTRE APARTMENT* NO CHAIN**** MGY are pleased to present for sale a top floor, two bedroom apartment within the popular city centre development, The Hayes. The spacious accommodation comprises of entrance hall to lounge/diner and modern fitted kitchen, bathroom and two double bedrooms, one with en-suite. The property further benefits from double glazing throughout, five Juliette balconies, underfloor heating, bike storage and one parking space. The secure development requires fob access and has beautiful communal grounds. EWS1 form in place. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 665 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The Hayes development is situated in a prime location, in the heart of the City Centre, with numerous bars and restaurants on its doorstep. Ample shops, including St Davids/ St Davids 2 shopping centers, which are a stone's throw away. A fantastic location to enjoy the vibrant city. Public transport is within close proximity, linking to surrounding areas of Cardiff.

ENTRANCE HALL

Entered via walnut effect door, with security spy hole and letter box. Wood effect laminate flooring. Wall mounted video entry intercom system. Large storage cupboard, with space for washer/ dryer. Spotlights.

LOUNGE/DINER/KITCHEN

23' 5" x 11' 2" (7.15m x 3.42m)
Three sets of double glazed uPVC patio doors, leading to three Juliette balconies. Ample natural daylight. Brand new engineered wood flooring. Underfloor heating. Part tiled walls. Modern Fitted units, with work surfaces incorporating stainless steel sink, with dual tap. Built in microwave, oven, four ring NEFF hob and extractor hood over. Splash back. Integrated dishwasher and fridge freezer. Extractor fan.

Spotlights. Telephone point. TV Aerial point. Fibre broadband. Spotlights. Open plan living.

MASTER BEDROOM

13' 6" x 8' 6" (4.14m x 2.61m)
Double glazed uPVC door, to Juliette balcony. Built in wardrobe, with mirrored sliding doors. Wall mounted electric panel heater. Telephone point. TV Aerial point. Extractor fan. Spotlights. Door to:-

EN-SUITE

7' 5" x 3' 8" (2.27m x 1.13m)
Tiled flooring. Fully tiled walls. Vanity enclosed wash hand basin, with dual tap. W.C, with dual flush. Large shower cubicle, with rainfall shower. Shaver point. Fitted mirrored and inset shelving. Extractor fan. Heated towel rail. Spotlights.

BEDROOM TWO

13' 3" x 9' 4" (4.05m x 2.86m)
Double glazed uPVC door, to Juliette balcony. Carpeted flooring. Built in wardrobe, with mirrored sliding doors. Wall mounted electric panel heater. Telephone point. TV Aerial point. Extractor fan. Spotlights.

BATHROOM

7' 5" x 5' 5" (2.27m x 1.66m)
Tiled flooring. Fully tiled walls. Vanity enclosed wash hand basin, with dual tap. W.C, with dual flush. Panelled bath, with rainfall shower over and glass shower screen. Fitted mirrored and inset shelving. Shaver point. Extractor fan. Heated towel rail. Spotlights.

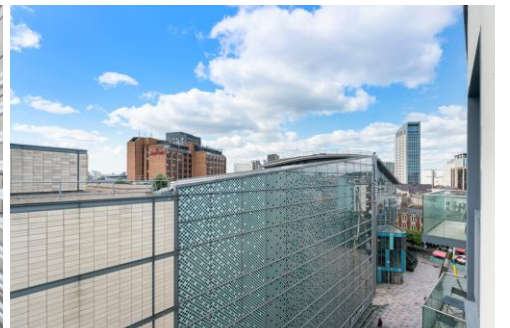
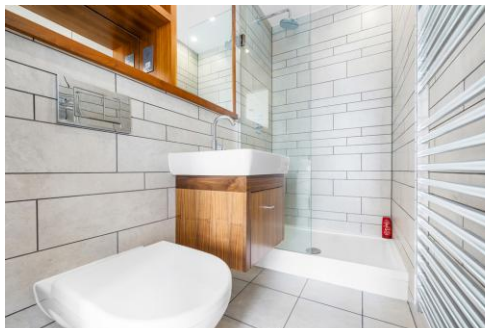
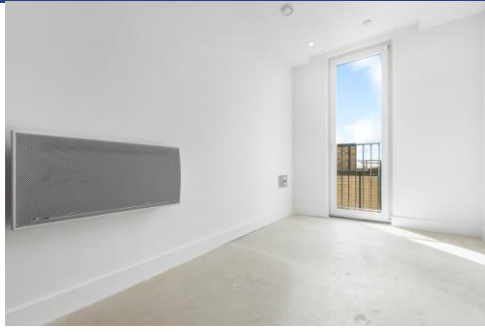
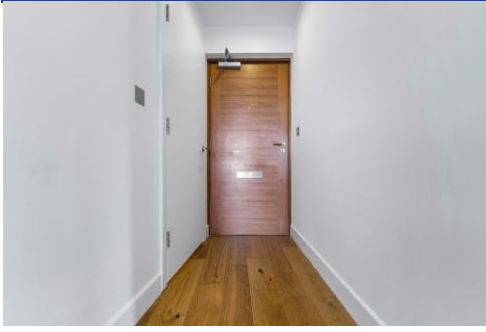
PARKING

One parking space. Secure barrier access, with fob entry.

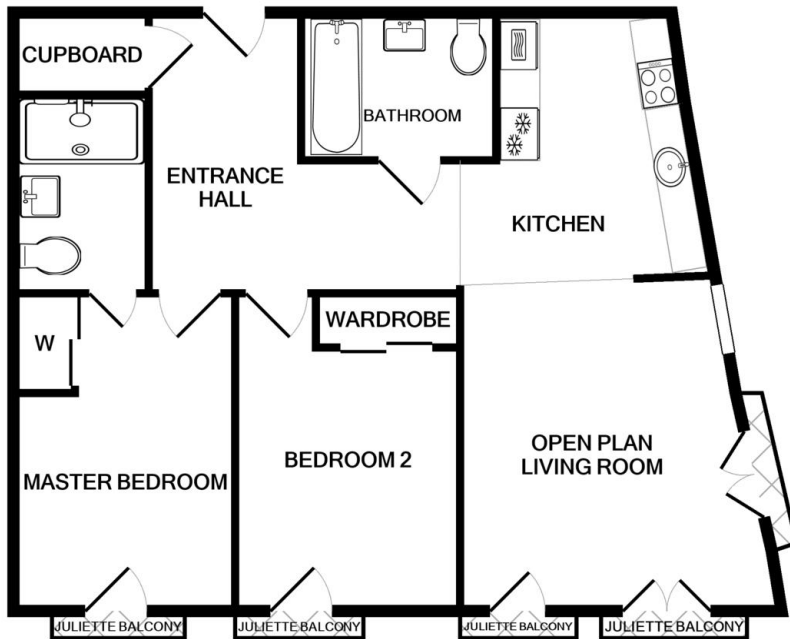
TENURE

MGY are advised that the property is leasehold, with a term of 153 years from 2008. Service charges of £2,438.34 per annum, which includes building insurance, lift maintenance, secure fob access, video entry intercom system, onsite caretaker, maintenance of internal and external communal areas/communal gardens, regular cleaning and refuse disposal, bike storage and secure barrier access to allocated parking. Ground rent £200 per annum.

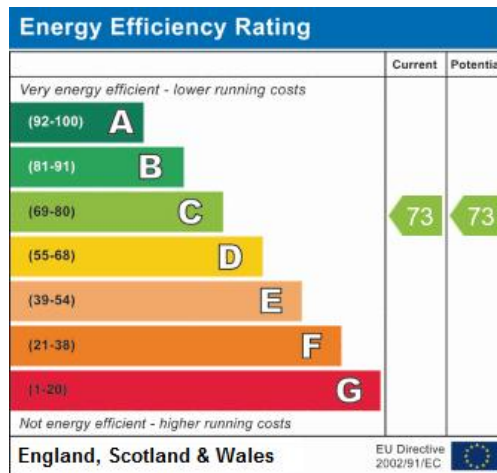
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