

The Lansdowne

Beda Road | Cardiff | CF5 1LX

One Bedroom Apartment | Asking Price Of £115,000



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PROPERTY DESCRIPTION

****IDEAL FIRST TIME PURCHASE* NO CHAIN**** MGY are pleased to present for sale a modern one bedroom, second floor apartment, within the popular Lansdowne development in the highly sought after Canton area, within walking distance to Victoria Park and a variety of Cantons and Pontcanna's cafes, restaurants and bars. The accommodation comprises of entrance hall leading to lounge/diner/kitchen, bedroom and bathroom. The property further benefits from double glazing throughout and electric heating. Ideal first time purchase. Viewing highly recommended.

- **Tenure** Leasehold
- **Council Tax Band C**
- **Floor Area (approx.)** 452 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Entered via wooden door.
Carpeted stairway leading to living area. Wall mounted intercom system.

LOUNGE/DINER/KITCHEN

15' 7" x 11' 1" (4.77m x 3.40m)
Double glazed uPVC arched window, to front aspect. Wood flooring. Wall mounted electric panel heater. TV Aerial point. Telephone point. Door leading to bedroom and bathroom. Open plan to kitchen. Part tiled walls. Modern fitted base units, with work surfaces incorporating stainless steel sink. Built in oven, microwave, four ring electric hob and stainless steel extractor hood over. Integrated fridge, freezer and washing machine.

BEDROOM

12' 5" x 9' 3" (3.79m x 2.83m)
Double glazed uPVC arched window, to front aspect. Wood flooring. Built in wardrobe. Wall mounted electric panel heater.

BATHROOM

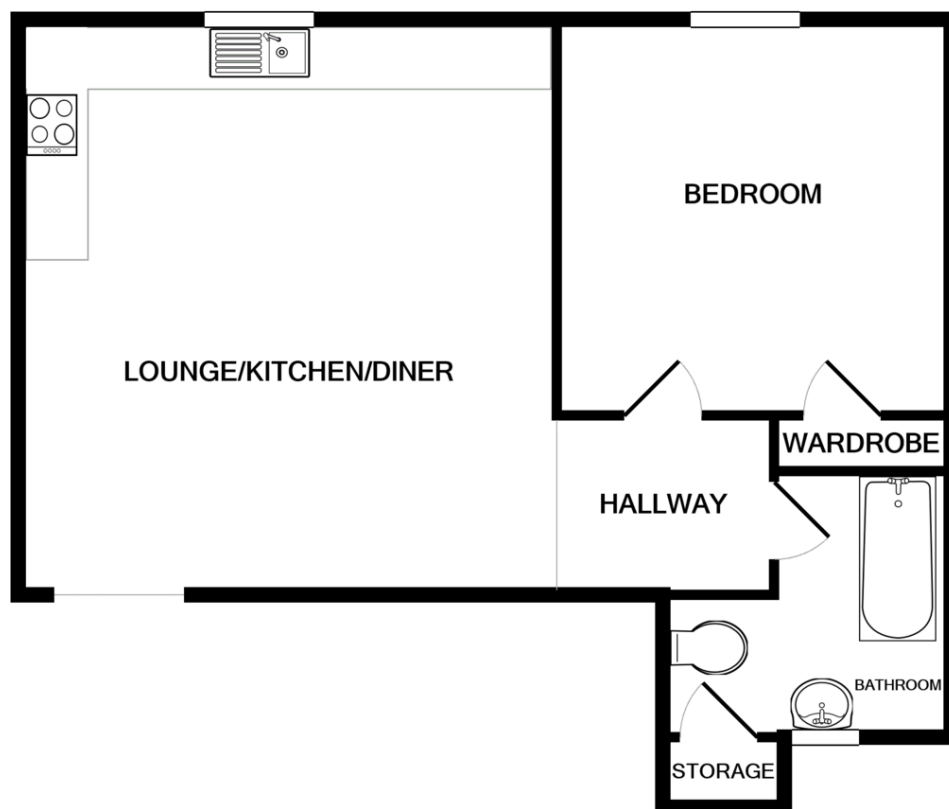
8' 6" x 8' 1" (2.60m x 2.48m)
Double glazed sky light, to rear aspect. Tiled Flooring. Part tiled walls. W.C. Vanity enclosed wash hand basin. Panelled bath, with shower over and glass shower screen. Extractor fan. Storage cupboard, housing hot water tank.

TENURE

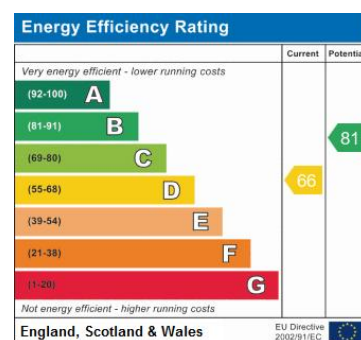
MGY are advised that the property is leasehold, with a lease of 125 years from 2011. Service charges £1,107.28 per annum, which includes building insurance. Ground rent £200 per annum.



FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Cardiff Bay 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff
CF10 5EE

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