

Harrison Way

Cardiff | CF11 7PE

Two Bedroom Apartment | Asking Price Of £125,000



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PROPERTY DESCRIPTION

****NO CHAIN** IDEAL FIRST TIME PURCHASE**** An opportunity to acquire a two bedroom second floor apartment in the popular Windsor Quay development, which is close to Cardiff Bay Retail Park and with excellent links to the A4232 and M4. Mermaid Quay is also close by offering a variety of bars, shops and restaurants. Frequent public transport, easily accessible and linking to Cardiff City Centre and surrounding areas. The accommodation comprises of entrance hall, living room, separate kitchen, two bedrooms and bathroom. The property further benefits from double glazing, electric heating and an allocated parking space. No chain. Viewing recommended.

- **Tenure** Leasehold
- **Council Tax Band** D
- **Floor Area (approx.)** 560 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Entry phone. Storage cupboard.
Wall mounted electric radiator.
Laminate flooring.

LIVING ROOM

15' 10" x 13' 4" (4.85m x 4.08m)
Double glazed uPVC window to side and doors leading to Juliette balcony, to front. Laminate flooring. TV and telephone point. Two wall mounted electric radiators.

KITCHEN

9' 7" x 7' 1" (2.93m x 2.16m) Round edged work surfaces incorporating stainless steel sink with hot and cold tap and electric four ring hob with extractor over. Built in oven and free standing washing machine and fridge freezer. Tiled splashbacks. Vinyl flooring.

MASTER BEDROOM

9' 8" x 11' 8" (2.95m x 3.58m)
Double glazed uPVC doors, leading to Juliette balcony, to rear. Telephone point. Carpeted flooring.

BEDROOM TWO

9' 8" x 7' 0" (2.96m x 2.14m)
Double glazed uPVC window to rear. Carpeted flooring. Storage cupboard housing boiler.

BATHROOM

5' 5" x 7' 3" (1.67m x 2.22m)
Pedestal wash hand basin with hot and cold tap. WC. Panelled bath with hot and cold tap and electric shower above. Vinyl flooring. Mirrored storage cabinets.

PARKING

One allocated parking space.
Visitor parking.

TENURE

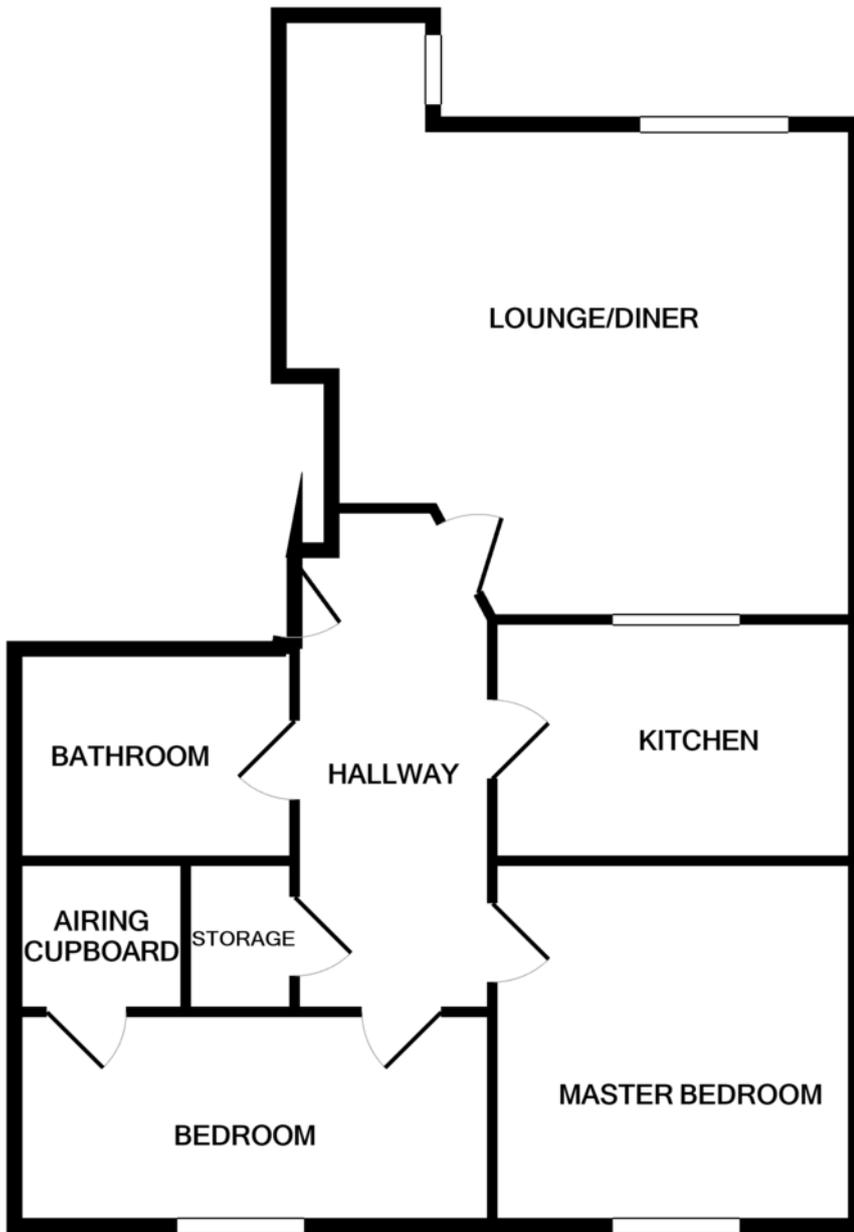
MGY are advised that the property is leasehold, with a lease of 999 years from 1990. Service charges £1,313.64 per annum, which includes building insurance. Ground rent £50 per annum.



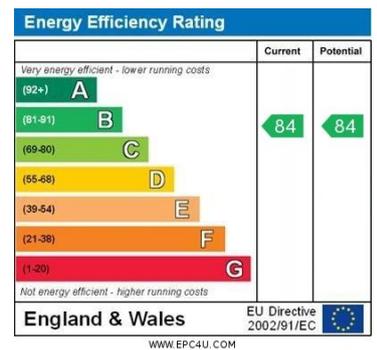
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FLOORPLANS



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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