

# Hayes Apartments,

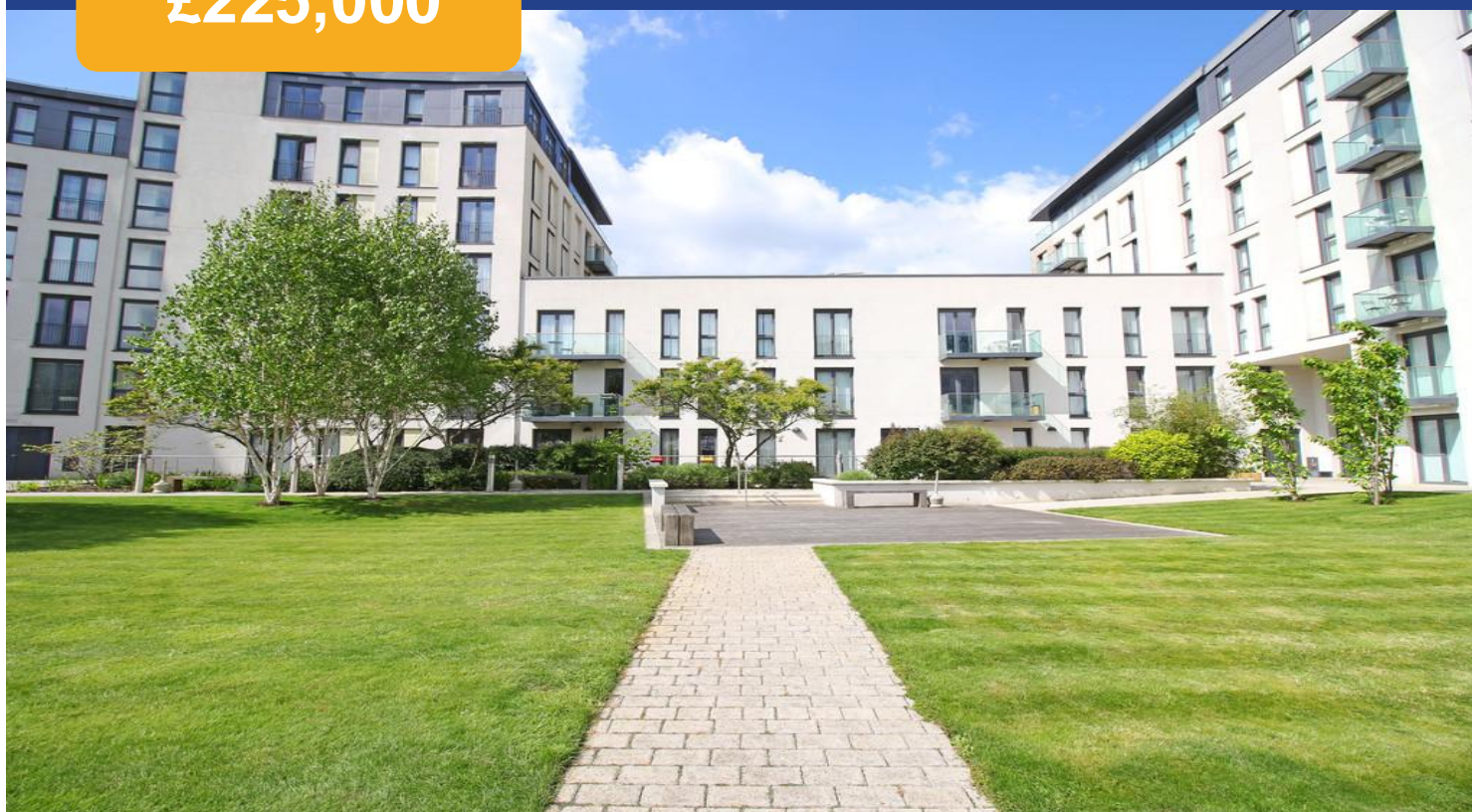
Cardiff, CF10 1BQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£225,000**



One Bedroom Apartment



# Property Description

**\*\*RARELY AVAILABLE CITY CENTRE APARTMENT WITH GREAT VIEWS & NO CHAIN\*\*** MGY are pleased to present for sale a top floor, one bedroom apartment within the popular city centre development, The Hayes. The spacious accommodation is comprised of an entrance hall, lounge/diner, modern fitted kitchen, bathroom and one large double bedroom. The property further benefits from double glazing throughout, underfloor heating, sprinkler system and two Juliet balconies with great views. The secure development requires fob access and has beautiful communal grounds. Bike storage. EWS1 form in place. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 452 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. There's also ample shops, including St Davids and St Davids 2 shopping centres, 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

Entry via wooden door, with security spy hole and letter box. Walnut wood flooring. Wall mounted video entry intercom system. Large utility cupboard, with double doors and space for washer/dryer. Spotlights.

## LOUNGE/DINER

15' 8" x 9' 4" (4.79m x 2.85m)  
Two Double glazed uPVC French doors, to Juliet balcony. Beautiful views of the Cardiff City Centre. Ample natural daylight. Walnut wood flooring. Underfloor heating. Spotlights. Telephone point. TV Aerial point. Open plan living.

## KITCHEN

7' 8" x 7' 0" (2.36m x 2.14m)  
Part tiled walls. Modern Fitted units, with work surfaces incorporating stainless steel sink, with dual tap. Under unit lighting. Built in Neff microwave, oven, four ring induction hob and extractor hood over. Splash back. Integrated dishwasher and fridge freezer. Extractor fan. Spotlights.

## BEDROOM

13' 6" x 9' 4" (4.13m x 2.85m)  
Double glazed uPVC door, leading to Juliet balcony. Fantastic views of the city centre. Carpeted flooring. Built in wardrobe, with mirrored sliding doors. Wall mounted electric panel heater. Telephone point. TV Aerial point. Extractor fan. Spotlights.

## BATHROOM

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 shelving. Shaver point. Extractor fan. Heated towel rail. Spotlights.

## COMMUNAL GARDENS

Laid to lawn, with seating.

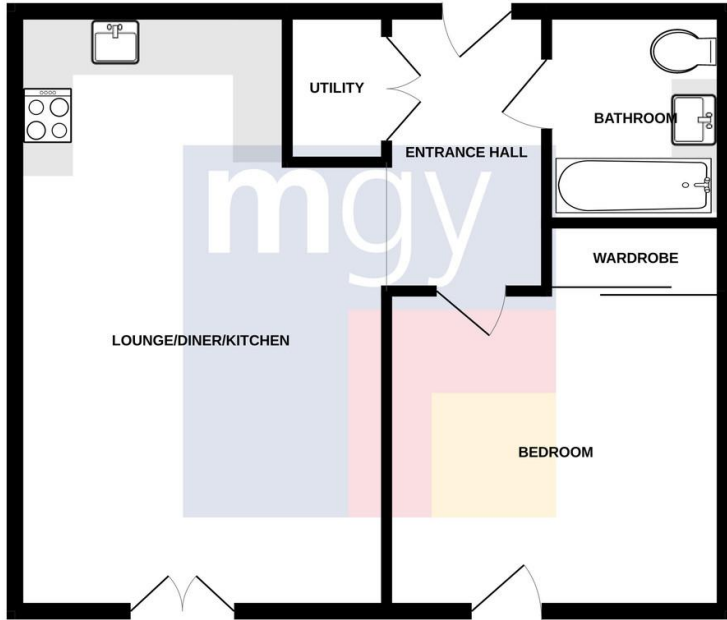
## TENURE

MGY are advised that the property is leasehold, with a lease of 153 years from 2008. Service charges of £1,569.41 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 and bike storage. Ground rent £200 per annum.

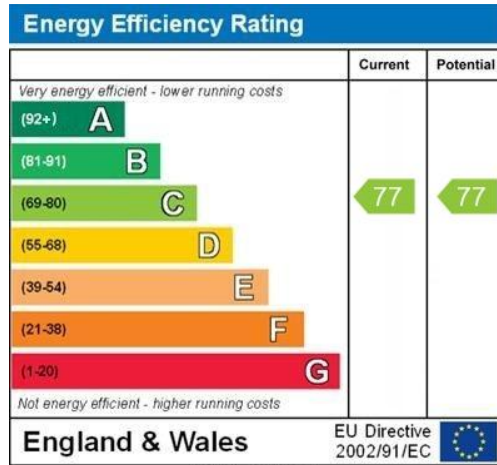
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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