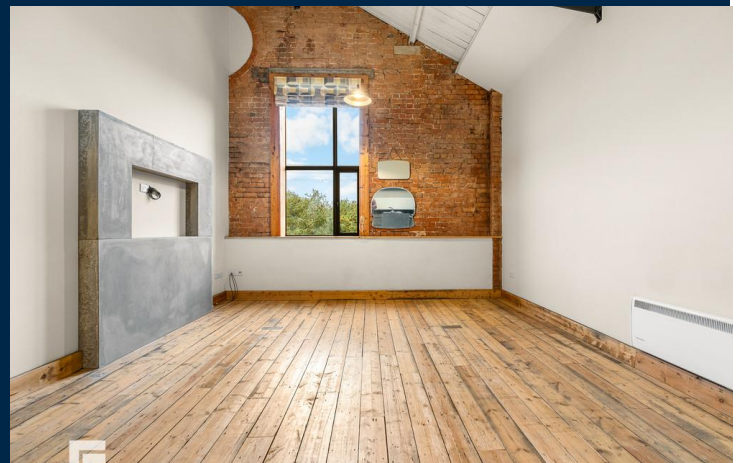




THE TRAMSHED
PENDYRIS STREET
GRANGETOWN CF11 6BH

ASKING PRICE OF
£185,000



ONE BEDROOM APARTMENT



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*UNIQUE WAREHOUSE STYLE

APARTMENT* MGY are delighted to bring to market this one bedroom, warehouse style apartment with impressive mezzanine floor situated within a converted former tram depot. The accommodation briefly comprises entrance hallway, utility/storage room, open plan lounge/kitchen, and mezzanine bedroom. The property further benefits from being located just a short walk away from the City Centre and Central Railway Station, has electric heating throughout, and is chain free.

Viewing highly recommended

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 549 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from communal hallway. Exposed floorboards. Spotlights. Electric heater. Doors to all rooms.

OPEN PLAN LOUNGE/KITCHEN

24' 8" x 15' 10" (7.52m x 4.83m)

Bright open plan space. Exposed floorboards. Exposed brick wall with floor to ceiling window to rear aspect. Electric heater. Pendant lighting. Power points. Range of wall, base and drawer units to kitchen with worktops over incorporating stainless steel sink with drainer and mixer tap above, electric hob with oven beneath and extractor over. Integrated fridge/freezer. Spotlights. Stairs leading to mezzanine bedroom.

BEDROOM

15' 10" x 13' 6" (4.83m x 4.12m)

Located on the mezzanine level leading from lounge. Carpet to floor. Velux window. Pendant light fitting. Exposed beams. Electric heater. Power points.

BATHROOM

7' 10" x 4' 11" (2.40m x 1.50m)

Laminate flooring. Partially tiled walls. Walk in shower cubicle with mains powered shower over. WC. Pedestal wash hand basin with mixer tap over. Spotlights.

UTILITY/STORAGE

8' 11" x 4' 3" (2.73m x 1.31m)

Exposed floorboards. Wall mounted worktop with room for appliances beneath. Power points. Pendant light fitting.

TENURE

MGY are advised that the property is LEASEHOLD.

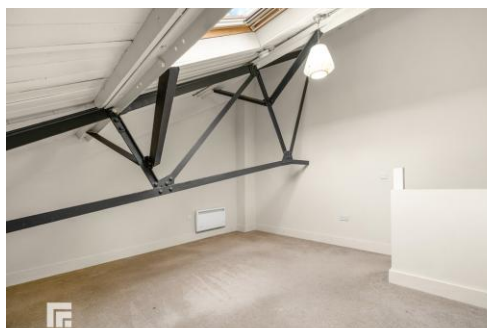
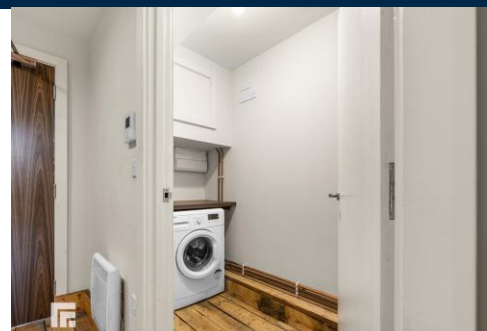
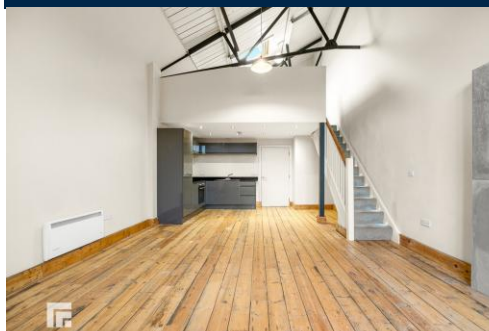
Lease Length - 242 years remaining. 250 year lease from 2016.

Service Charge - approx. £1,950 per annum

Ground Rent – approx. £150 per annum



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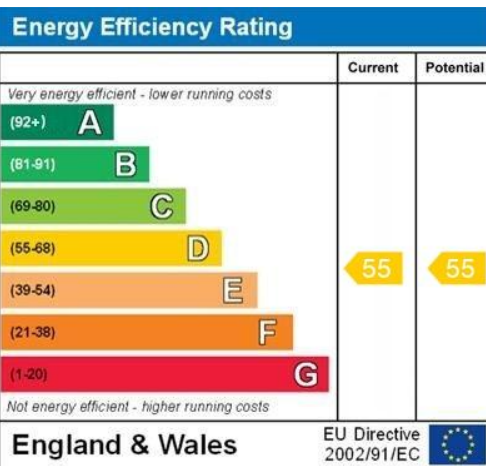
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FIRST FLOOR

MEZZANINE



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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