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MR HOMES
SALES & LETTINGS



Schooner Wharf, Schooner Drive
Cardiff Bay, Cardiff
CF10 4ET

Guide Price £250,000 to £260,000
Leasehold (242 Years Remaining)

Schooner Wharf, Schooner Drive, Cardiff, CF10 4ET

- MODERN WATERFRONT APARTMENT
- THIRD FLOOR WATER & CITY VIEWS
- 2 DOUBLE BEDROOMS
- ENSUITE TO PRIMARY BEDROOM
- OPEN PLAN (28' LONG) KITCHEN/DINER/LIVING AREA
- SEPARATE BATHROOM
- HAVERLAND ELECTRIC RADIATORS
- NUAIRE VENTILATION SYSTEM
- SECURE BIKE STORE & PARKING PERMIT
- LEASEHOLD - APPROX. 242 YEARS



MODERN THIRD FLOOR 2-BEDROOM WATERFRONT APARTMENT - OPEN PLAN LIVING/DINING AREA with EXPANSIVE WATERFRONT & CITY VIEWS - FULLY FITTED OPEN PLAN KITCHEN with INTEGRATED APPLIANCES - ENSUITE TO PRIMARY BEDROOM - SECOND DOUBLE BEDROOM - SEPARATE BATHROOM - STORAGE CUPBOARDS - LIFT ACCESS - SECURED BIKE STORAGE - UNALLOCATED PARKING (PARKING PERMIT) - LEASEHOLD (LONG LEASE APPROX. 242 YEARS)

MR HOMES are delighted to be representing our clients in bringing to market **FOR SALE** this immaculate **third floor apartment** with 2 **Double Bedrooms** both with waterfront views, the primary bedroom benefits from an ensuite shower room. The reception space and kitchen are open plan and the wraparound full height windows offer **expansive waterfront and city views**. Heating is provided by modern Haverland Electric Radiators and hot water is supplied via OSO Hotwater Cylinder. The entire apartment is also serviced by a Nuaire ventilation system.

Tenure: Leasehold (250 years commencing 01/01/2018)

Ground Rent: £200 per annum

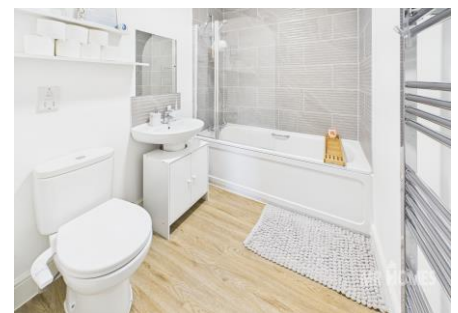
Service/Maintenance Charges: ~£1,200 per annum

EPC Rating: B

Council Tax Band: E

Mains Electricity. Mains Water and Sewerage connected to Mains Drains. Broadband Coverage.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD WWW.MR-HOMES.CO.UK



Entrance Hall

11' 1" MAX x 12' 7" MAX (3.38m x 3.83m)

Accessed via solid timber front door; laminate flooring; Haverland electric radiator; Videx video main door intercom; two storage cupboards (one containing Nuair ventilation system, the other containing OSO hot water system); access to all Rooms

Bedroom 1

16' 1" MAX x 9' 8" MAX (4.90m x 2.94m)

Carpeted; Haverland electric radiator; Nuair ventilation point; uPVC DG window with views of Bute East Dock; access to Ensuite



Ensuite

7' 4" x 5' 7" (2.23m x 1.70m)

Laminate flooring; ladder style radiator; pedestal wash hand basin with mixer tap and tiled splash back; WC; fully tiled shower cubicle with sliding door and mains powered shower; electric shaver socket; Nuair ventilation point



Bedroom 2

12' 0" x 8' 6" (3.65m x 2.59m)

Carpeted; Haverland electric radiator; Nuair ventilation point; uPVC DG window with views of Bute East Dock



Bathroom

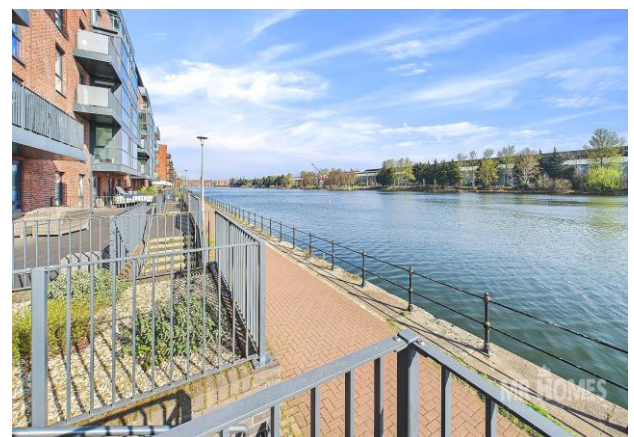
7' 3" x 5' 7" (2.21m x 1.70m)

Laminate flooring; ladder style radiator; pedestal wash hand basin with mixer tap and tiled splash back; WC; panelled bath with mixer tap and shower connection; bath area has fully tiled walls; electric shaver point; Nuair ventilation point

Kitchen/Diner/Living Area

28' 8" x 11' 1" (8.73m x 3.38m)

Laminate flooring; matching wall and base units with matching work tops and tiled splash backs; stainless steel sink with half bowl and draining board and mixer tap; integrated fridge/freezer; integrated ZANUSSI 4-ring electric hob; integrated ZANUSSI electric fan-assisted oven; space and plumbing for washing machine; 2 x Haverland electric radiators; uPVC DG windows provide expansive views of Bute East Dock and the city beyond



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Approximate total area: 730.76 ft² / 67.89 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

CARDIFF & THE VALE

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