

**KEY**

EXECUTIVE

SALES



**Price £190,000**

**St Stephens Mansions, Mount Stuart Square, Cardiff  
CF10 5LQ**



- Two Bedrooms
- Allocated Parking
- Private Balcony
- En-suite Bedroom
- Large Living Area
- Desirable Location



**Living Room**

Fitted carpet, door to balcony and electric heater.

**Kitchen**

A fully fitted kitchen with all integrated appliances, including a fridge freezer and a washer dryer, matching range of base and eye level units with sink.

**Bedroom One**

Fitted carpet, window and electric heater

**Bedroom Two**

Fitted surround wardrobe, door to balcony, door to en-suite

**En-Suite**

Three piece suite comprising of shower cubicle, wash hand



basin, wc and chrome heated towel rail.

**Bathroom**

Three piece suite comprising of bath with wash hand basin and wc.



# St Stephens Mansions, Mount Stuart Square, Cardiff, CF10 5LQ

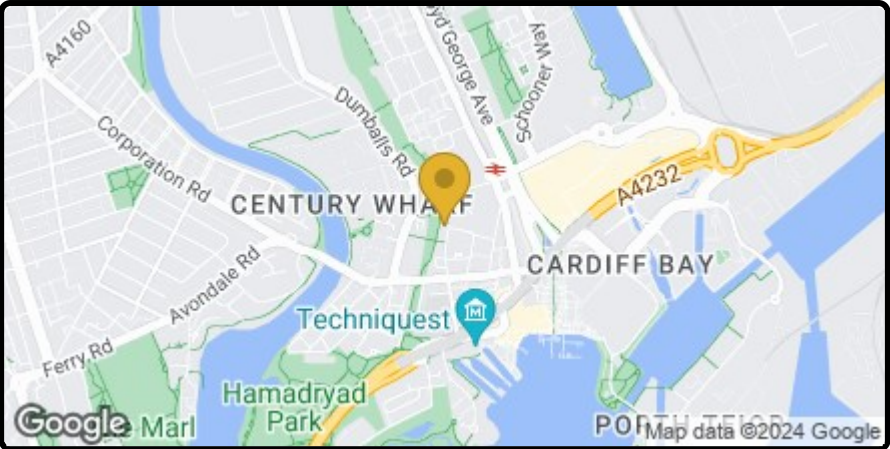
Introducing this modern, spacious two bedroom apartment located in the ever-popular St Stephens Mansions, just a short walk from Cardiff Bay's Mermaid Quay.

The property comprises a light and spacious lounge which leads through to the private balcony, boasting a spectacular view. Two large double bedrooms, one with a en-suite shower room, a separate bathroom and a separate fully fitted kitchen with all integrated appliances, including a fridge freezer and a washer dryer.

The property further benefits from integrated storage cupboards in the hallway, lift access, on-site caretaker, and secure allocated parking.

- We have been informed of the following:
- Annual Service charge - £1,872.56
- Annual Ground rent - £250
- Council Tax Band E

The development is currently awaiting an update on the cladding situation between the developer and Welsh Government.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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### Key Executive Sales

02920 489 000 | info@keyexecutivesales.co.uk | www.keylet.co.uk | 117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE  
 Cardiff Property Lettings T/A Key Executive Sales | Reg. No. 05294705 | VAT Reg. 851012863



