



Guide Price £230,000, South Mews, Magretian Place, Cardiff Bay CF10 4DR



One of the most exceptional features of this property is the private south-facing roof terrace, an expansive outdoor space that sets this apartment apart from others in the area. Whether you're hosting a summer barbecue, enjoying a quiet evening under the stars, or simply soaking up the sun, this terrace offers an unparalleled setting for relaxation and entertainment. Its south-facing aspect ensures you can enjoy the sun from sunrise to sunset, making it the perfect spot for any time of day.

In addition to the impressive living spaces, the property comes with two allocated parking spaces, providing convenience and peace of mind. One of these spaces is located in the under-croft, offering added security and protection from the elements. Furthermore, the service charge for the property includes the cost of gas, ensuring that your living costs are streamlined and predictable.

This apartment represents an unmissable opportunity for those looking to secure a premium residence in Cardiff Bay. The combination of high-quality interior finishes, exceptional outdoor spaces, and practical features makes this property stand out in the market. We highly recommend arranging a viewing at your earliest convenience to fully appreciate all that this unique home has to offer.

Additional Information

The vendor has advised that the property is connected to mains electricity, water, and sewerage services. Importantly, no materials used in the construction of the property are known to affect a buyer's enjoyment of the home, mortgage availability, or insurance options.

The property is currently tenanted until January 2025. As such earliest vacant possession is in January 2025. The property can be sold with the tenant in situ with the current rental income being £1300 pcm.

Tenure:

The property is held on a leasehold basis, with a substantial remaining term of 967 years, offering

long-term security for the new owner. The annual service charge is set at £267 per month, which conveniently includes the cost of gas central heating and water rates. Additionally, there is an annual ground rent of £220, with the next review due in 10 years. This ground rent is linked to the Retail Price Index (RPI), ensuring that any future increases are fair and manageable.

EWS1 Report:

We have been advised by the vendor that the property has a satisfactory EWS1 report, achieving an A2 rating. This rating is acceptable to mortgage lenders, providing peace of mind for prospective buyers. Both the EWS1 report and a covering letter are available to be reviewed by the purchasing solicitors as part of the transaction process.

This property truly offers the best of both worlds—luxurious indoor living spaces complemented by exceptional outdoor areas, all set within the vibrant and highly sought-after area of Cardiff Bay. Don't miss this opportunity to make it your new home. Contact us today to arrange your viewing appointment.



- Top-floor apartment with private Roof Terrace space
- Two designated parking spaces included
- Contemporary kitchen equipped with a range of integrated appliances
- Prime location in the heart of Cardiff Bay
- Two spacious double bedrooms
- Gas and water expenses covered by the service charge
- No Onward Chain

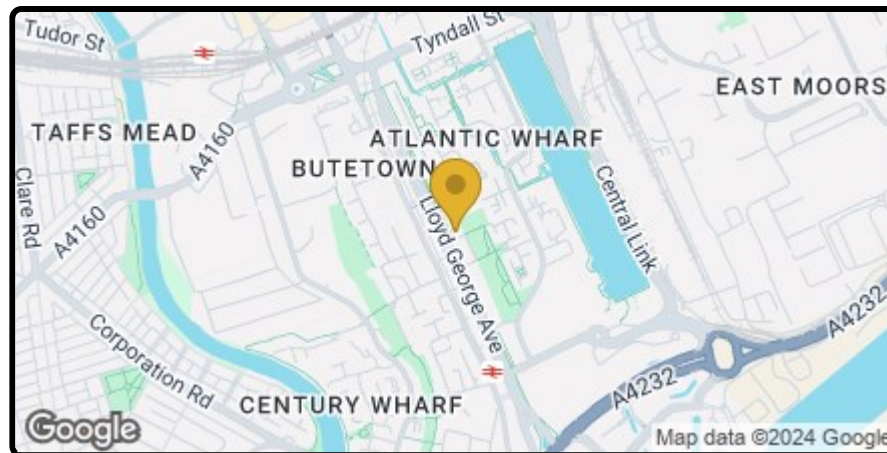
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This sizable and well presented top-floor apartment is an exceptional property that offers a rare blend of luxurious living and stunning outdoor spaces in the heart of Cardiff Bay. Boasting a glorious private roof terrace garden, this residence provides a truly unique opportunity for those seeking a home with remarkable views and ample outdoor space to enjoy throughout the year.

Upon arrival, residents have the convenience of accessing the apartment via a well-maintained lift or a communal stairwell. Stepping inside, you are greeted by a spacious and inviting entrance hall, thoughtfully designed to include practical storage solutions. The entrance hall features a boiler cupboard, as well as a separate storage cupboard that houses the apartment's internal vacuum system.

The heart of this home is undoubtedly the stylish and well-appointed kitchen. Designed with both form and function in mind, the kitchen is equipped with a contemporary range of base and eye-level units, providing ample storage and workspace. Integrated appliances, including a high-quality Smeg gas hob and an electric oven, make this kitchen a delight for anyone who enjoys cooking or entertaining. The sleek design is complemented by modern finishes, ensuring that the kitchen is as aesthetically pleasing as it is practical.

Adjacent to the kitchen is the lounge and dining area, a bright and airy space that is bathed in natural light. This room is perfect for both relaxing and entertaining. The apartment features two generously proportioned double bedrooms. The master bedroom, complete with an elegantly appointed en suite shower room. This private bathroom is finished to a high standard, offering a luxurious space to start or end your day. The second bedroom is equally spacious and benefits from easy access to the main bathroom, which includes a shower over the bath.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	81
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		80	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

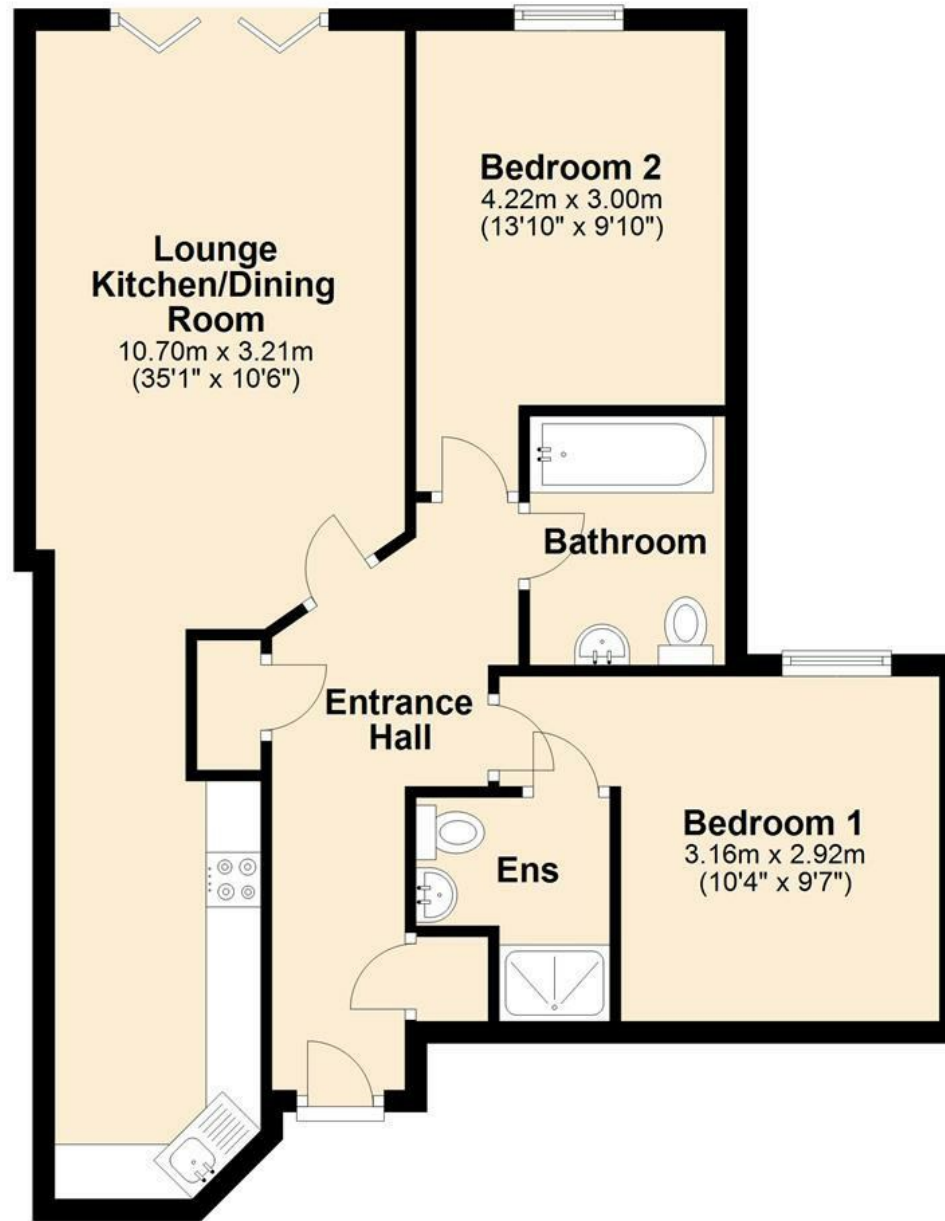
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Ground Floor

Approx. 67.0 sq. metres (721.6 sq. feet)



Total area: approx. 67.0 sq. metres (721.6 sq. feet)