



Guide Price £220,000 , Empire House, Mount Stuart Square, Cardiff Bay CF10 5LR



- Modern two-bedroom apartment in a Grade II listed building
- Located within walking distance to Mermaid Quay and Cardiff Bay train station
- High ceilings, double-glazed sash windows, and secure video entry system
- Open-plan living/dining room with bespoke German kitchen and integrated appliances
- Onsite concierge, 24-hour gymnasium, conference room, and internal bike storage
- Secure gated access with allocated parking space

The open-plan living, kitchen, and dining area is bathed in natural light from double-glazed wooden sash windows offering panoramic views to the front. The room features tiled flooring, a wall-mounted electric panel heater, an additional electric fireplace, and connections for a TV and telephone. The bespoke German kitchen is well-equipped with wall and base units, stainless steel sink with a chrome mixer tap, integrated oven, four-ring electric hob, stainless steel extractor hood, splash back, integrated fridge freezer, and dishwasher. The kitchen also includes under-unit lighting for a stylish touch.

The master bedroom is a spacious double room with double-glazed wooden sash windows that provide ample natural daylight. It has carpeted flooring, a built-in double wardrobe, a wall-mounted electric panel heater, and a TV aerial point.

Bedroom two is another double bedroom, featuring double-glazed wooden sash windows, carpeted flooring, a wall-mounted electric panel heater, and a TV aerial point.

The modern bathroom is designed with contemporary finishes, including tiled flooring with underfloor heating and fully tiled walls. It features a tiled bath with a rainfall shower over, a glass shower screen, a vanity enclosed wash hand basin with a mirror above, a W.C., and a heated towel rail. Spotlights and an extractor fan add to



Secure gated access provides entry to the apartment and allocated parking space. The development offers a range of high-end facilities, including an onsite concierge, a 24-hour gymnasium, a conference room, and internal bike storage with secure access. With its excellent location, luxurious amenities, and stylish living spaces, this property is a must-see.

Lease and Maintenance

The property is offered on a leasehold basis, with a term of 250 years from 2013. The annual service charge of £1,850, and ground rent of £250 amount to £1,850, which cover a variety of services and amenities, including building insurance, secure fob access, onsite concierge, gymnasium, and conference room usage. The charges also include lift maintenance, CCTV security, upkeep of both internal and external communal areas, secure gated access to an allocated parking space, internal bike storage, as well as regular cleaning and refuse disposal. Additionally, the ground rent is £250 per annum.

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This modern two-bedroom apartment is located on the third floor of the highly sought-after Empire House development, a Grade II listed building that combines historic charm with contemporary living. Situated within walking distance of Mermaid Quay and Cardiff Bay train station, the property offers convenient access to a range of amenities, including bars, restaurants, coffee shops, the Everyman cinema, and water sports activities. The apartment is also close to the Red Dragon Centre and boasts beautiful cycle and walking paths that lead to the Cardiff Bay Barrage, providing stunning views of Cardiff Bay and Mermaid Quay.

The apartment's spacious accommodation includes an entrance hall that leads to a generous living/dining room, a modern fitted kitchen, a bathroom, and two double bedrooms. The property is further enhanced by unique high ceilings, double-glazed sash windows, and a security video entry system. The apartment is equipped with electric heating, a lighting circuit, and secure gated access to an allocated parking space. The gated development also offers additional amenities such as a concierge service, internal bike storage, a conference room, and a fully equipped gymnasium. The property is offered with no chain, and a viewing is highly recommended.

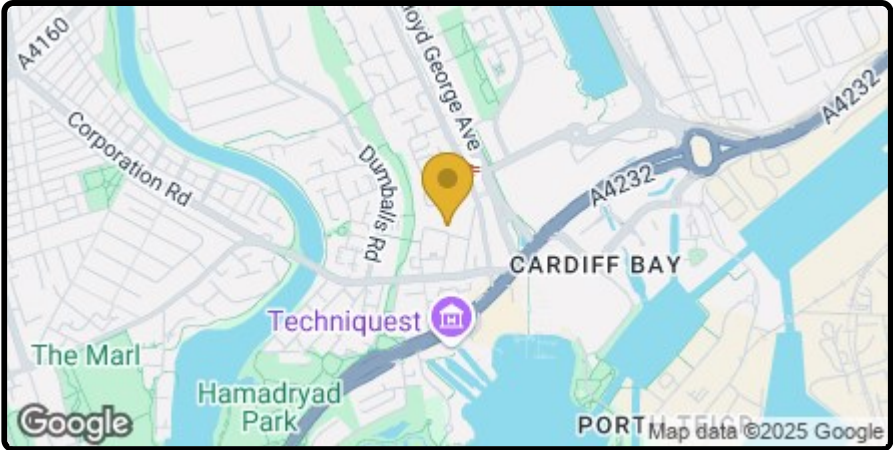
The communal entrance to Empire House features a grand lobby and hallway with original architectural details, including wooden panelling, ornate carvings, and black-and-white marble floor tiles. A lift with a partially glass-panelled carriage provides easy access to the apartment.

The entrance hall of the apartment is accessed via a wooden door and features a wall-mounted video entry intercom system, tiled flooring, and two storage cupboards, one of which houses the hot water tank and space for a washing machine. A wall-mounted electric panel heater and spotlights complete the hall.

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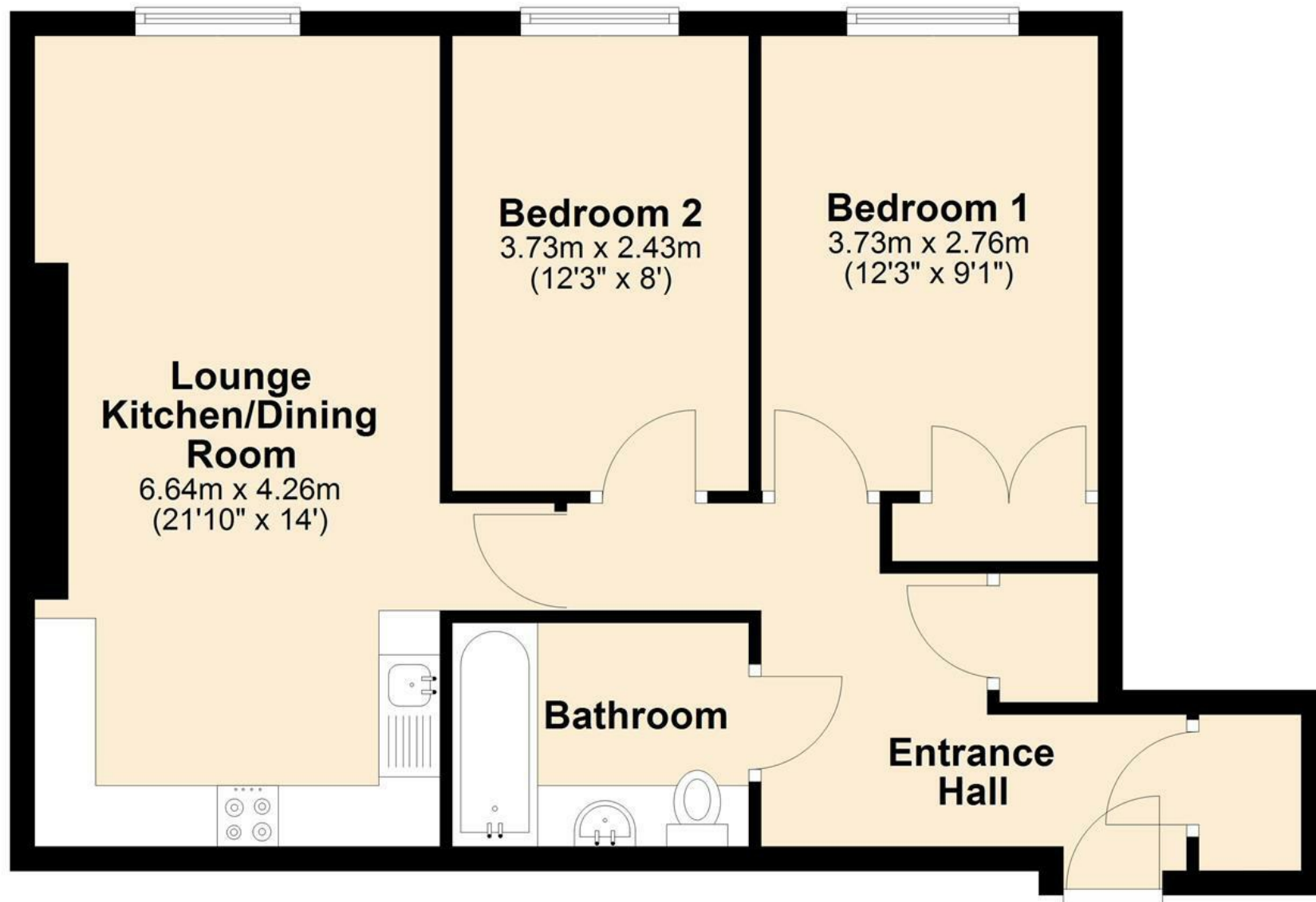


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
		39
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Ground Floor

Approx. 60.1 sq. metres (646.4 sq. feet)



Total area: approx. 60.1 sq. metres (646.4 sq. feet)