

Lacuna,

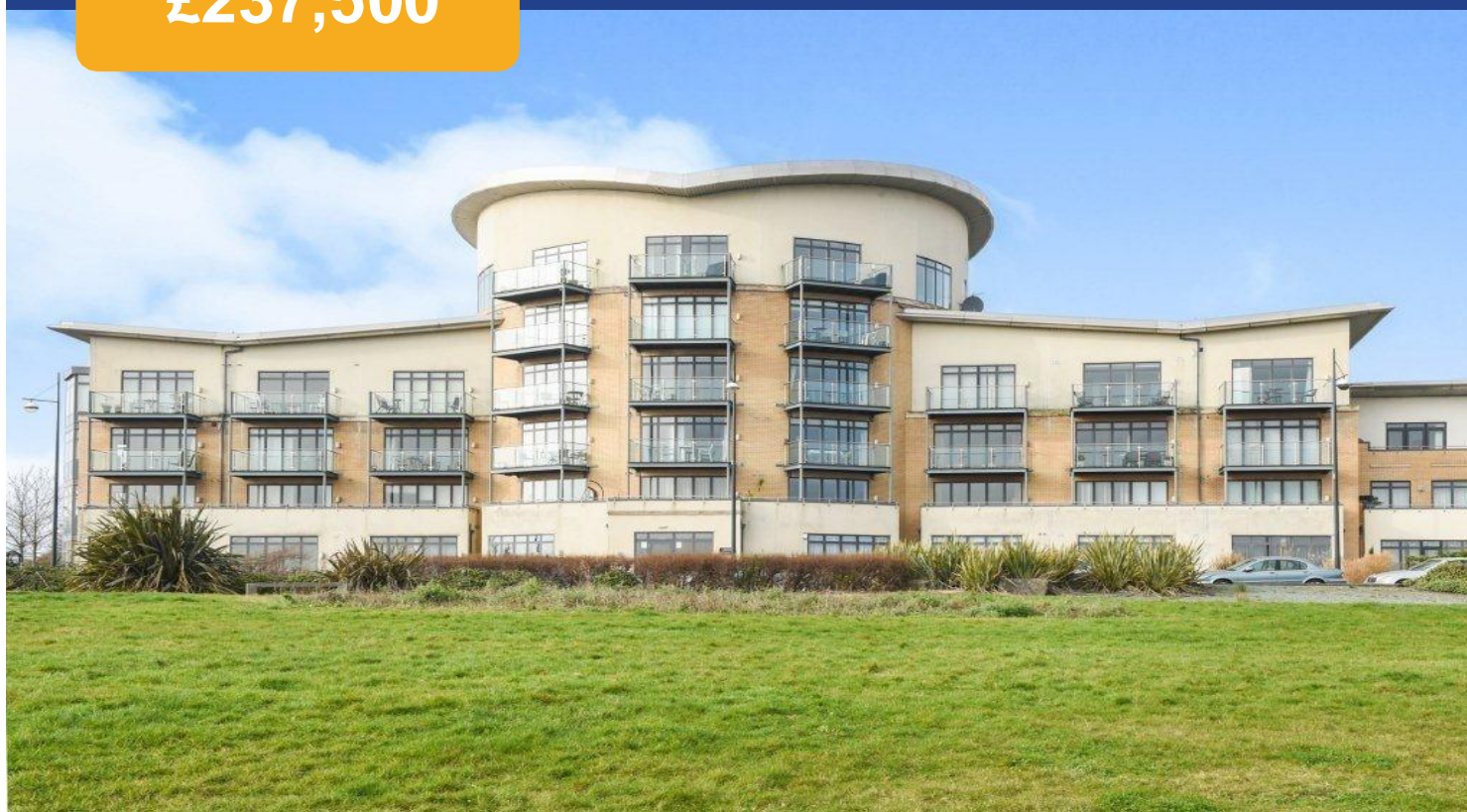
Windsor Esplanade, Cardiff, CF10 5BG



Estate Agents and
Chartered Surveyors

Asking Price Of

£237,500



One Bedroom Apartment



Property Description

****FANTASTIC VIEWS* NO CHAIN* RARELY AVAILABLE****
MGY are pleased to present for sale, an impressive one bedroom first floor apartment, in the much sought after 'Lacuna Apartments'. Exceptional views of Cardiff Bay, Penarth head and beyond. The spacious accommodation comprises of entrance hall, lounge/dining area, modernised kitchen, bedroom, modernised bathroom and access to a large paved terrace, with fantastic views. There is a sliding partition, separating the bedroom from the living area. The immaculately presented property further benefits from gas central heating, double glazing throughout and a video entry intercom system. Secure gated access to an allocated undercroft parking space. EWS1 form in place. No chain.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 581 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate wood effect flooring. Large storage cupboard, housing boiler. Wall mounted radiator. Video entry intercom system. Thermostat.

LOUNGE/DINER

16' 1" x 13' 5" (4.91m x 4.11m)
Double glazed windows and patio doors, leading onto large terrace with fantastic views of Cardiff Bay, Penarth head and beyond. Ample natural daylight. Carpeted flooring. Wall mounted radiator. TV aerial point. Telephone point. Sliding partition to bedroom. Spotlights. Open plan living.

KITCHEN

8' 8" x 8' 3" (2.66m x 2.52m)
Modernised 'Howdens' kitchen, with base and wall units. Laminate wood effect flooring. Quartz work surfaces incorporating stainless steel sink, with mixer tap. Ample storage. Built in oven and microwave. Four ring electric hob. Splash back. Integrated fridge freezer, dishwasher and washer/dryer. Wall mounted radiator. Spotlights.

BEDROOM

15' 9" x 10' 9" (4.81m x 3.28m)
Double glazed windows and patio doors, leading onto large terrace, with fantastic views of Cardiff Bay, Penarth head and beyond. Ample natural daylight. Wall mounted radiator. TV aerial point. Built in double wardrobe. Sliding partition to lounge. Spotlights.

SHOWER ROOM

7' 4" x 5' 7" (2.24m x 1.72m)
Modernised shower room. Tiled flooring. Vanity enclosed wash hand basin, with mixer tap. Walk in shower, with rainfall shower and additional shower attachment. W.C. Large wall mounted mirror, with lighting. Heated towel rail. Extractor fan. Spotlights.

TERRACE

Large paved terrace, with stunning views of Cardiff Bay, Penarth head and beyond. Ample sun. Accessed from the living room and bedroom.

PARKING

Secure gated access to an allocated undercroft parking space.

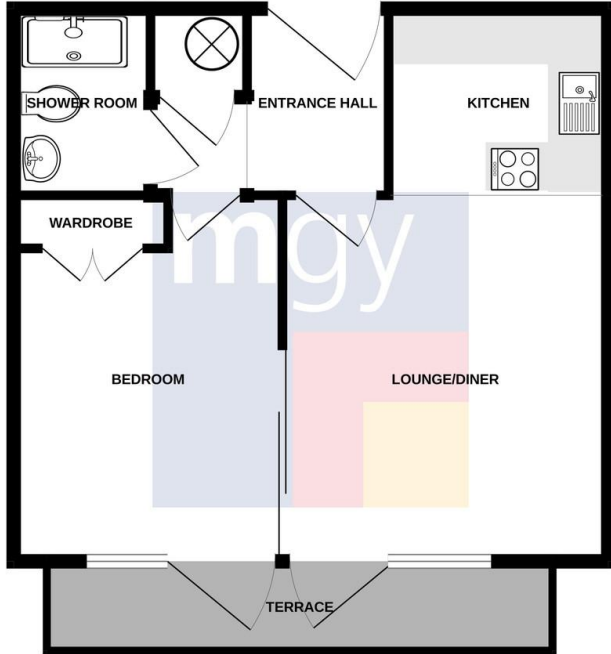
TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2002. Service charges of £2603.14 per annum, which includes building insurance, water rates, lift maintenance, secure fob access, video entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal and gated access to an allocated undercroft parking space. Ground rent £230 per annum.

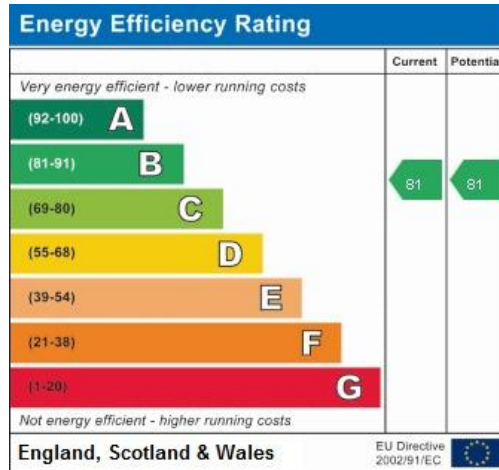
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