

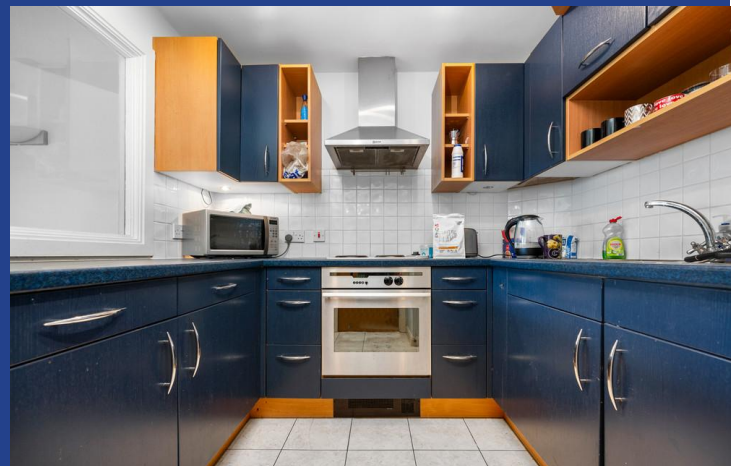
# Adventurers Quay, Cardiff Bay, Cardiff, CF10 4NR



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£150,000**



First Floor Apartment



# Property Description

**\*\*WATERFRONT APARTMENT\* NO CHAIN\*\***  
MGY are pleased to present for sale a spacious one bedroom, first floor apartment, in the much sought after gated development, Adventurers Quay. The accommodation comprises of entrance hall, open plan lounge/diner, fitted kitchen, bedroom, bathroom and balcony with water views. The property further benefits from double glazing throughout, an allocated parking space and visitor parking. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 466 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway, with video entry intercom system. Wooden laminate effect flooring. Wall mounted storage heater. Two storage cupboards, one housing hot water tank and one with plumbing for a washing machine.

## LOUNGE

12' 11" x 13' 6" (3.95m x 4.13m)  
Entered via wooden double doors. Double glazed uPVC window to front and double doors leading to balcony, with lovely water views. Carpeted flooring. Two wall mounted storage heaters. TV Aerial point. Telephone point.

## KITCHEN

8' 6" x 8' 0" (2.61m x 2.45m)  
Tiled flooring. Part tiled walls. Fitted wall and base units, with work surfaces incorporating double stainless steel sink and drainer with mixer tap over. Ample storage, with under unit lighting. Integrated Neff oven and four ring electric hob, with stainless steel extractor hood over. Space for fridge freezer. Extractor fan. Spotlights.

## BEDROOM

9' 3" x 11' 5" (2.83m x 3.48m)  
Double glazed uPVC double doors leading to balcony with water views. Double bedroom. Carpeted flooring. TV Aerial point. Wall mounted storage heater. Built in double door wardrobe.

## BATHROOM

Tiled flooring. Part tiled walls. Panelled bath with mains shower over and glass shower screen. Pedestal wash hand basin with mixer tap over. W.C. Wall mounted vanity mirror above. Extractor fan. Shaver Point. Wall mounted storage heater.

## BALCONY

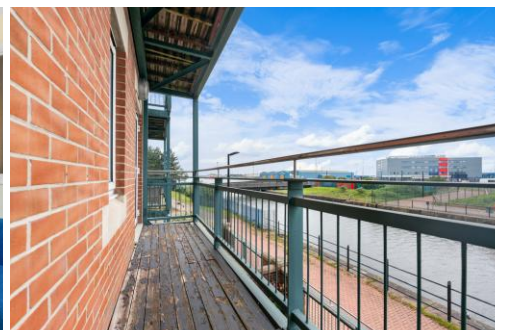
Large decked balcony, with great water views. Accessed from the lounge/diner and bedroom.

## TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from 1996. Service charges of £2,701 per annum, which includes water rates, building insurance, lift maintenance, fob access, onsite caretaker, maintenance of internal and external communal areas, allocated parking space and visitor parking. Ground rent £50.00 per annum.

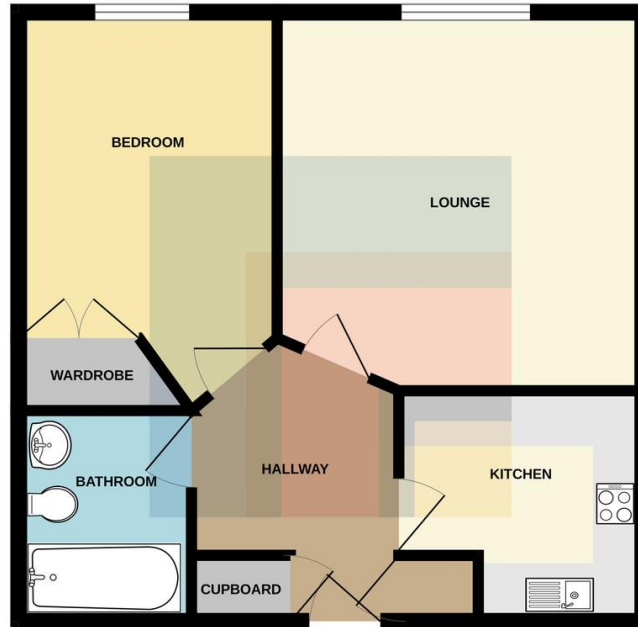


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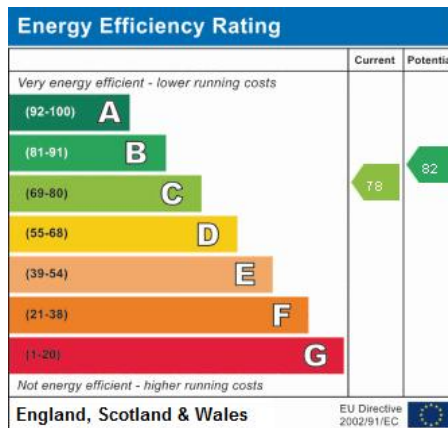


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FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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