

Windsor Court,

Moira Terrace, Cardiff, CF24 0DZ



Estate Agents and
Chartered Surveyors

Asking Price Of

£129,950



Ground Floor Apartment

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Property Description

****IDEAL FIRST TIME PURCHASE* NO CHAIN****
MGY are pleased to present for sale a one bedroom, ground floor apartment, within Windsor Court. The modern accommodation comprises of entrance hall to living room, modern fitted separate kitchen, bedroom and bathroom. The property further benefits from double glazing throughout, gas central heating, bike storage, a communal garden and permit parking. No chain.

Tenure Leasehold

Council Tax Band B

Floor Area Approx 495 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via security door. Carpeted flooring. Storage cupboard, housing Combi-boiler.

LOUNGE

13' 4" x 10' 10" (4.08m x 3.31m)
Double glazed uPVC windows to front. Spacious living room. Carpeted flooring. T.V Aerial point. Telephone point. Wall mounted radiator. Spotlights.

KITCHEN

13' 4" x 6' 5" (4.08m x 1.97m)
Double glazed uPVC windows to front. Separate kitchen. Tiled flooring. Modern fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage, with under unit lighting. Built in oven and four ring electric induction hob, with stainless steel extractor hood over. Tiled splash back. Integrated fridge/freezer. Space for dishwasher and washing machine. Extractor fan. Spotlights. Wall mounted radiator.

BEDROOM

13' 4" x 13' 0" (4.08m x 3.97m)
Double glazed uPVC windows to front. Carpeted flooring. T.V Aerial point. Wall mounted radiator. Spotlights.

BATHROOM

8' 7" x 5' 1" (2.64m x 1.55m)
New double glazed uPVC windows to front. Tiled flooring. Tiled walls. Vanity enclosed wash hand basin, with mixer tap. W.C. Double shower. Inset storage with spotlights. Heated towel rail. Extractor fan. Spotlights.

FACILITIES

Communal garden.

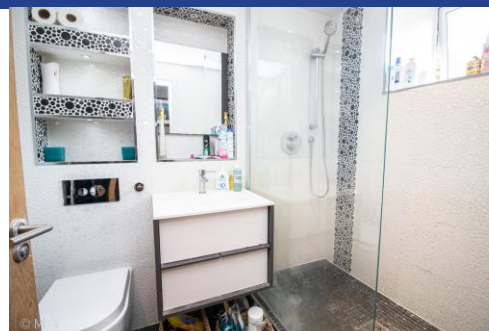
PARKING

Permit parking.

TENURE

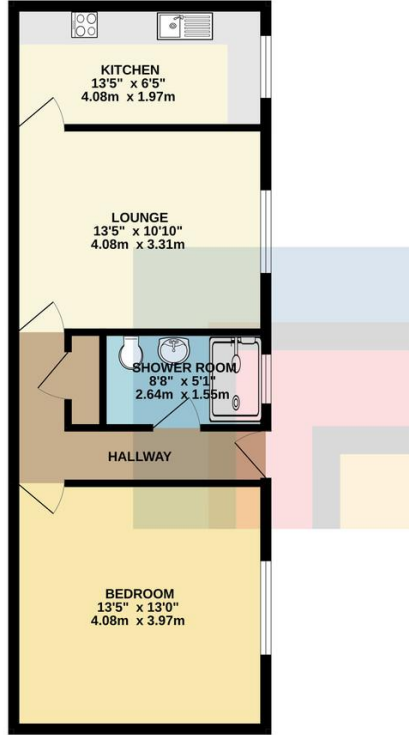
MGY are advised that the property is leasehold, with a term of 125 years from 1991. Service charges of £1,104 per annum, which includes building insurance, secure fob access, maintenance of internal and external communal areas/garden, regular cleaning and refuse disposal and bike storage. Ground rent £10 per annum.

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GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 513 sq.ft. (47.7 sq.m.) approx.

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.
Made with Measure 12/2014

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC	

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Cardiff 029 2046 5466

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South Glamorgan, CF10 5EE



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