

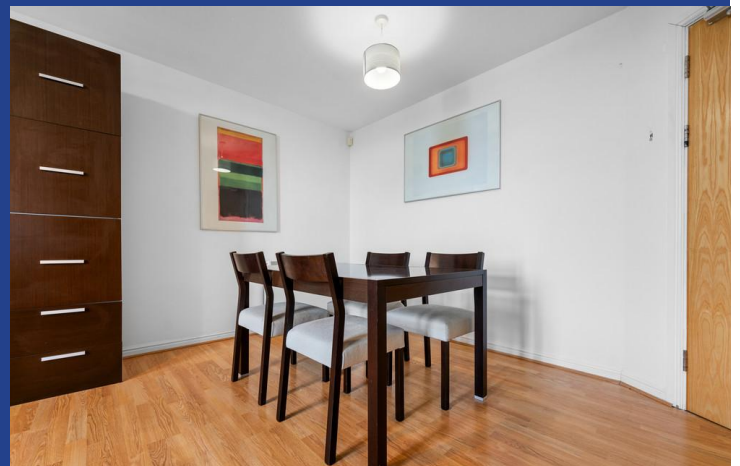
# Verona House, Vellacott Close, Cardiff Bay, Cardiff, CF10 4AT



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£150,000**



One Bedroom Apartment



# Property Description

**\*\*CLOSE TO THE CITY CENTRE\* NO CHAIN\*\*** A spacious and well presented one bedroom, top floor apartment conveniently situated close to the City Centre and Mermaid Quay in Cardiff Bay. The accommodation briefly comprises entrance hall, spacious living room, separate kitchen, bedroom and bathroom. The property further benefits from double glazing throughout, security entry intercom system and bike storage. Allocated parking space. Ideal investment or first time purchase. Viewing recommended. No Chain.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 556 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door with security spy hole. Laminate wood effect flooring. Wall mounted security entry intercom system. Two storage cupboards, one housing hot water tank. Thermostat. Wall mounted electric storage heater.

## LOUNGE/DINER

17' 8" x 13' 1" (5.41m x 3.99m)  
Double glazed uPVC floor to ceiling windows to front. TV and telephone point. Laminate wood effect flooring. Wall mounted electric storage heater.

## SEPERATE KITCHEN

8' 7" x 7' 10" (2.62m x 2.41m)  
Fitted kitchen with tiled splashbacks. Tiled flooring. Wall and base units, with round edged work surfaces incorporating one and a half stainless steel sink, with hot and cold tap. Built in oven and four ring electric hob, with stainless steel extractor hood over. Ample storage. Built in fridge freezer and washing machine.

## BEDROOM

14' 11" x 10' 10" (4.55m x 3.31m)  
Double glazed uPVC floor to ceiling windows to front. Large double bedroom. TV point. Laminate wood effect flooring. Wall mounted electric storage heater.

## BATHROOM

7' 6" x 7' 5" (2.30m x 2.28m)  
Part tiled walls and tiled flooring. Vanity enclosed wash hand basin, with hot and cold tap. WC. Panelled bath with hot and cold tap and main shower over. Glass shower screen. Shaver point. Heated towel rail.

## PARKING

Barrier access to an allocated parking space. Visitor parking.

## TENURE

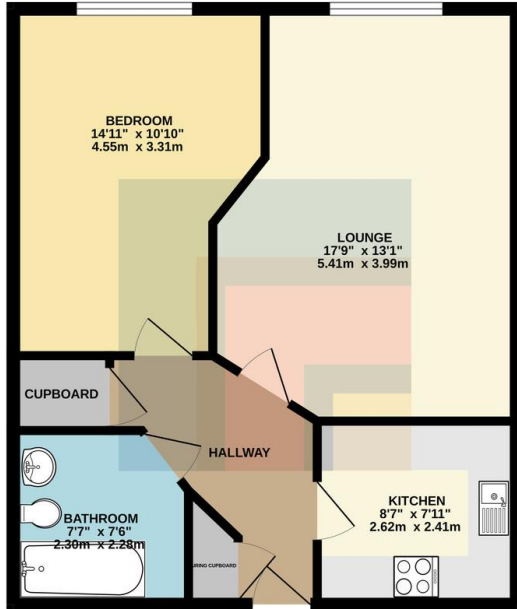
MGY are advised that the property is leasehold, with a lease of 999 years from 2000. Service charges of £1,762.82 per annum, which includes water rates and building insurance. Ground rent £25 per annum.

Vellacott Close,  
Cardiff Bay, Cardiff, CF10 4AT

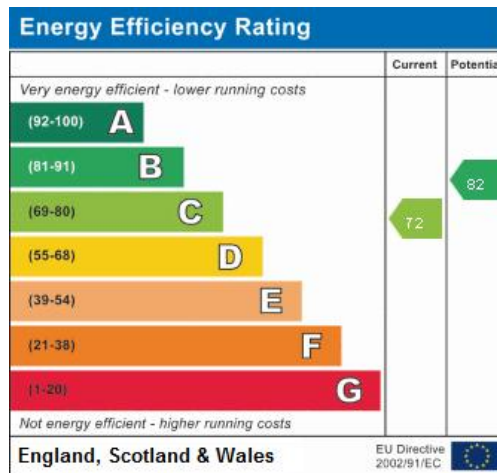


# Vellacott Close, Cardiff Bay, Cardiff, CF10 4AT

THIRD FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA - 556 sq.ft. (51.7 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 details 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 Metagen 12/2014



Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



mgyc.co.uk

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.