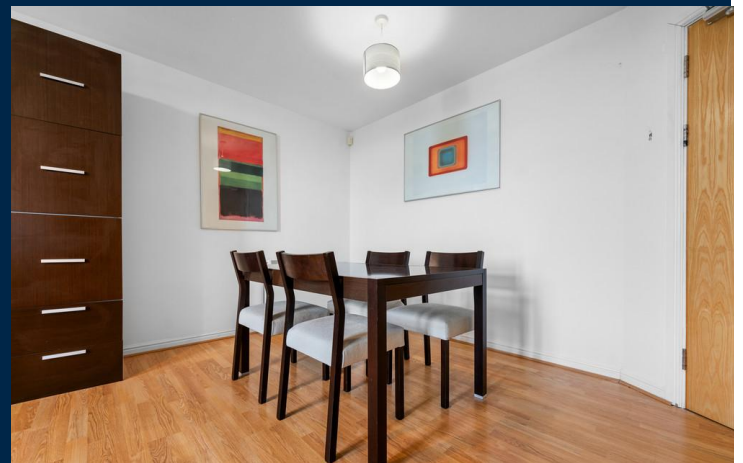




VERONA HOUSE
VELLACOTT CLOSE
CARDIFF BAY
CARDIFF CF10 4AT

OFFERS IN EXCESS OF
£145,000



TOP FLOOR APARTMENT



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****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: STRICTLY BY APPOINTMENT

PARKING

Barrier access to an allocated parking space. Visitor parking.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2000. Service charges of £1,916.98 per annum, which includes building insurance, water rates, security entry intercom system, bike storage, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure barrier access to an allocated parking space, visitor parking and parking management. Ground rent £25 per annum.

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.

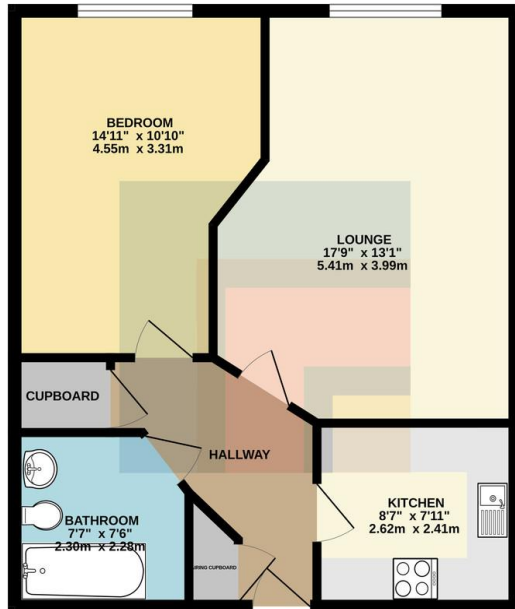


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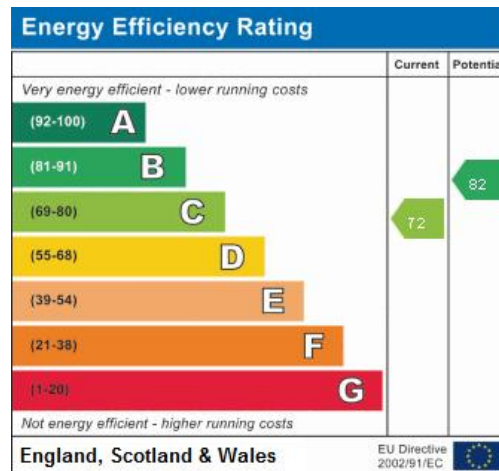


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THIRD FLOOR
556 sq.ft. (51.7 sq.m.) approx.



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 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, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagen CAD/CAM



CARDIFF 029 2046 5466

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South Glamorgan, CF10 5EE



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