

Harrison Way,

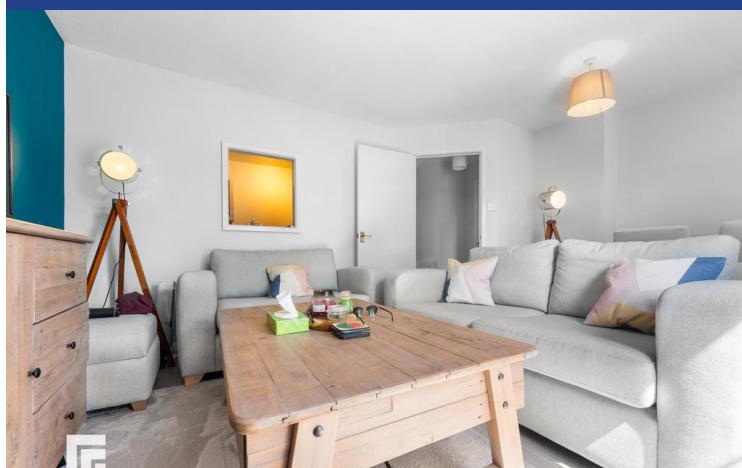
Windsor Quay, Cardiff, CF11 7PE



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£160,000



Two Bedroom Apartment



Property Description

****NO CHAIN* *IDEAL INVESTEMENT OR FIRST TIME PURCHASE**** An opportunity to acquire a two bedroom first floor apartment in the popular Windsor Quay development, which is close to Cardiff Bay Retail Park and with excellent links to the A4232 and M4. Mermaid Quay is also close by offering a variety of bars, shops and restaurants. Frequent public transport, easily accessible and linking to Cardiff City Centre and surrounding areas. The accommodation comprises of entrance hall, living room, separate kitchen, two bedrooms and bathroom. The property further benefits from double glazing, electric heating and an allocated parking space. Viewing recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 797 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door with security spy hole. Wall mounted phone entry intercom system. Storage cupboard. Wall mounted electric radiator. Laminate wood effect flooring.

LIVING ROOM

17' 10" x 18' 10" (5.46m x 5.76m)
Double glazed uPVC window to side and door leading to Juliette balcony, to front. Carpeted flooring. TV and telephone point. Wall mounted electric radiator.

KITCHEN

11' 3" x 7' 6" (3.44m x 2.30m)
Round edged work surfaces incorporating stainless steel sink with hot and cold tap and electric four ring hob with extractor hood over. Integrated oven and dishwasher. Space for fridge freezer and washing machine. Tiled splashbacks. Laminate flooring. Opening providing daylight and enabling socialising from living room.

MASTER BEDROOM

11' 3" x 11' 5" (3.44m x 3.48m)
Double glazed uPVC French doors, to Juliette balcony. Telephone point. Laminate wood effect flooring and electric radiator.

BEDROOM TWO

14' 9" x 6' 8" (4.52m x 2.04m)
Double glazed uPVC window to rear aspect. Laminate wood effect flooring and wall mounted radiator. Storage cupboard housing boiler.

BATHROOM

8' 8" x 6' 7" (2.65m x 2.02m)
Pedestal wash hand basin with hot and cold tap. WC. Panelled bath with shower screen, hot and cold tap and electric shower above. Tiled splashbacks and tiled flooring.

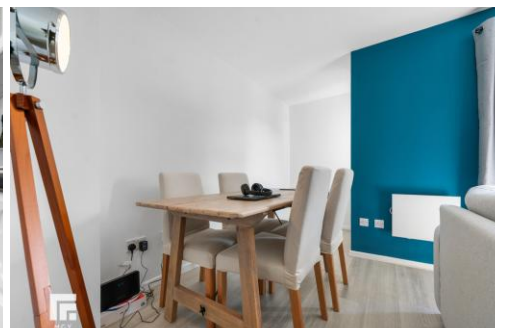
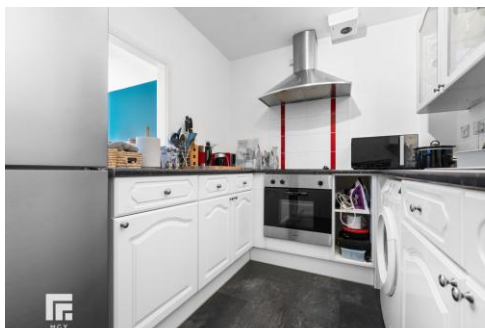
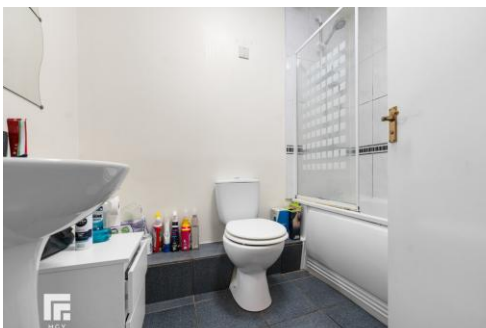
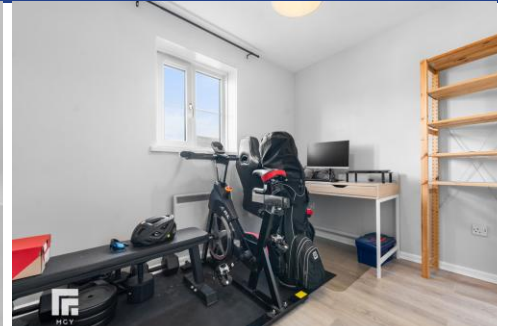
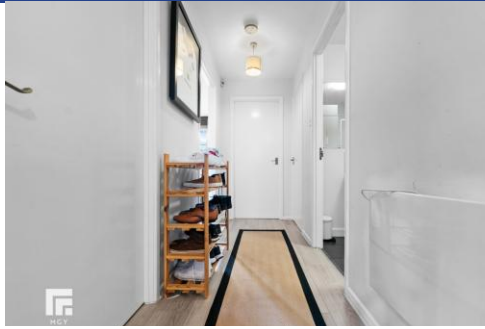
PARKING

One allocated parking space. Visitor parking.

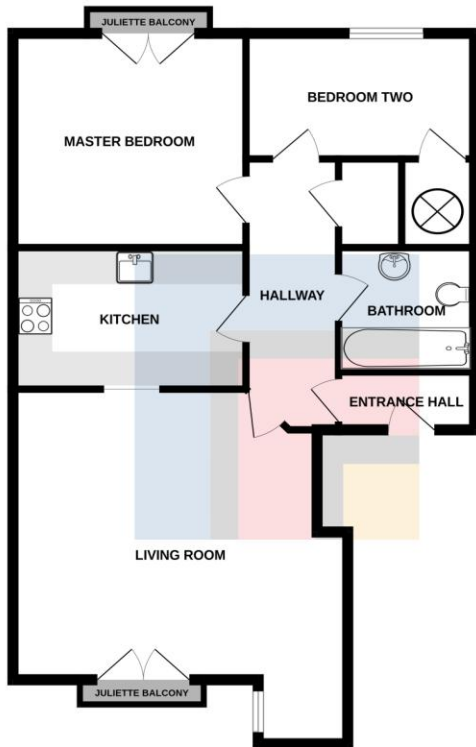
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 1990. Service charges of £1500 approx per annum, which includes building insurance, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space and visitor parking. Ground rent £55 per annum.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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