

Amity Court,

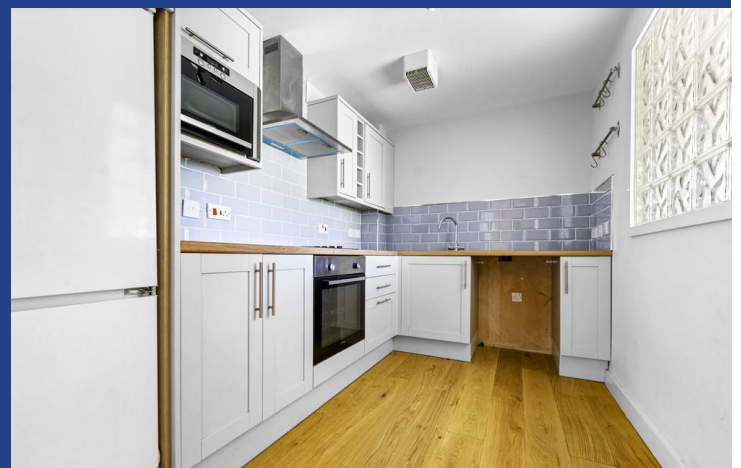
Longueil Close, Cardiff Bay, CF10 4EA



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£190,000



Two Bedroom Apartment



Property Description

****IDEAL INVESTMENT OR FIRST TIME PURCHASE* NO CHAIN**** MGY are pleased to present for sale, a spacious two bedroom second floor apartment in the popular Amity Court development with Canal views. Close proximity to the City Centre & Cardiff Bay. The accommodation briefly comprises lounge/diner, modernised kitchen, two large double bedrooms, master with modernised en-suite and bathroom. The property further benefits from an electric heating system, double glazing throughout, new boiler and a Juliette balcony with great canal views. Secure bike storage. One allocated parking space and visitor parking. Ideal first time purchase or investment. Low service charges. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 821 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Wall mounted video entry intercom system. Wood effect laminate flooring. Wall mounted storage heater. Pendant light and PowerPoints.

LOUNGE/DINER

14' 4" x 12' 10" (4.39m x 3.92m)
Double glazed uPVC French doors to front, leading to Juliet balcony with great canal views. Ample natural daylight. Wood effect laminate flooring. Wall mounted storage heater. Pendant light and PowerPoints.

KITCHEN

10' 9" x 7' 1" (3.30m x 2.16m)
Modernised kitchen. Laminate wood effect flooring. Wall and base units across two walls, with work surfaces incorporating double stainless steel sink with mixer tap over. Integrated electric oven, with four ring electric hob and stainless steel extractor hood over. Part tiled walls with obscured glass window to side. Ample storage. Integrated fridge freezer and space for washing machine. Pendant light and PowerPoints. Extractor fan. Frosted glass square panels to living room.

STORAGE

Larger than average storage cupboard, housing new hot water tank.

MASTER BEDROOM

16' 0" x 10' 0" (4.89m x 3.06m)
Double glazed uPVC window to front. Large double bedroom. Carpeted flooring. Wall mounted storage heater. Pendant light and PowerPoints. Door leading to;

EN-SUITE

10' 0" x 3' 10" (3.06m x 1.19m)
Modernised en-suite. Tiled flooring. Pedestal wash hand basin. Part tiled walls. Wall mounted mirror. W.C. Shower cubicle with glass door and mains shower over. Extractor fan. Pendant light.

BEDROOM TWO

11' 5" x 10' 10" (3.49m x 3.31m)
Double glazed uPVC window to rear. Large double bedroom. Carpeted flooring. Wall mounted storage heater. Pendant light and PowerPoints.

BATHROOM

7' 6" x 7' 3" (2.29m x 2.21m)
Double glazed obscure window to rear. Panelled bath with mixer tap and shower over. Tiled flooring. Part tiled walls. Pedestal wash hand basin. W.C. Extractor fan. Pendant light.

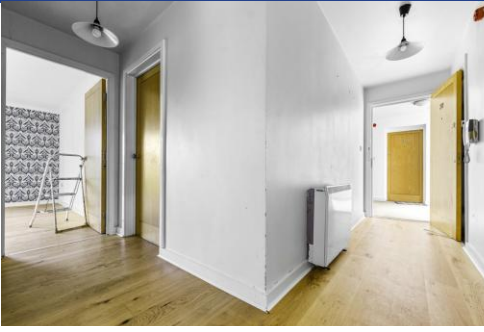
PARKING

Allocated parking space and visitor parking.

TENURE

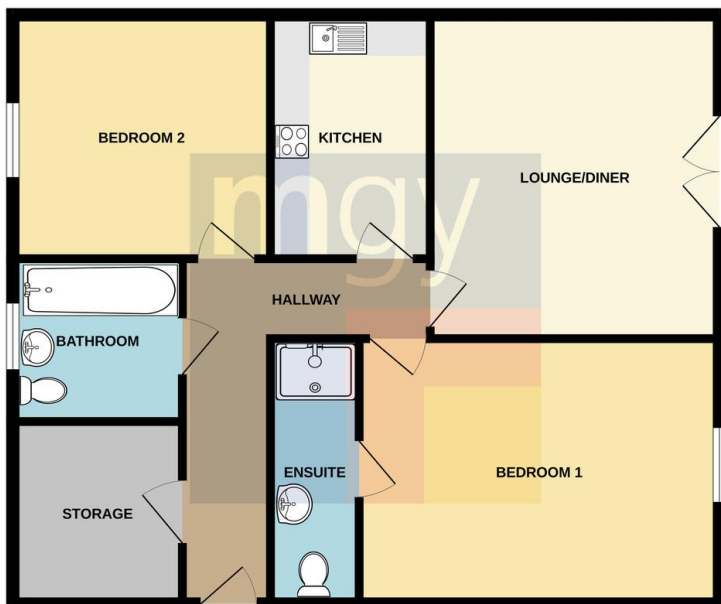
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Low service charges of £1,200 per annum, which includes building insurance, security entry intercom system, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space, visitor parking and parking management. Ground rent £208.90 per annum.

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SECOND 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 here are not 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	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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