



SEAGER DRIVE
WINDSOR QUAY
CARDIFF CF11 7QA

OFFERS IN EXCESS OF
£140,000



TWO BEDROOM APARTMENT



****NO CHAIN* *IDEAL FIRST TIME PURCHASE OR INVESTMENT**** MGY are pleased to present for sale a two bedroom, ground floor apartment in the popular Windsor Quay development. Walking distance 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 which is easily accessible, linking to Cardiff City Centre and surrounding areas. The accommodation comprises of entrance hall, open plan lounge/kitchen, two bedrooms and bathroom. The property further benefits from double glazing throughout, an allocated parking space and visitor parking. Low service charges. Ideal first time purchase or investment. Viewing recommended.

TENURE: LEASEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 457 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

HALLWAY

Entered via wooden door with security spy hole. Large entrance hall. Wall mounted security entry intercom system. Laminate wood effect flooring. Wall mounted electric storage heater.

LOUNGE

13' 5" x 10' 11" (4.10m x 3.34m)
Double glazed uPVC window to front aspect. Laminate wood effect flooring. Wall mounted electric storage heater. TV Aerial point. Telephone point.

KITCHEN

10' 11" x 7' 6" (3.34m x 2.29m)
Laminate wood effect flooring. Part tiled walls. Wall and base units incorporating stainless steel sink and drainer. Ample storage. Integrated electric oven with four ring electric Logic hob and extractor hood over. Space for washing machine and fridge freezer. Extractor fan.

BEDROOM ONE

13' 5" x 8' 0" (4.10m x 2.46m)
Double glazed uPVC windows to front aspect. Spacious double bedroom. Laminate wood effect flooring. Wall mounted electric storage heater. One large storage cupboard, housing hot water tank.

BEDROOM TWO

9' 8" x 6' 3" (2.95m x 1.93m)
Double glazed uPVC window to rear aspect. Laminate wood effect flooring. Wall mounted electric panel heater.

BATHROOM

Double glazed obscure window to rear aspect. Tiled flooring and partly tiled walls. Pedestal wash hand basin with hot and cold taps over and wall mounted vanity mirror above. WC. Panelled bath with hot and cold tap over and electric powered shower above. Extractor fan.

PARKING

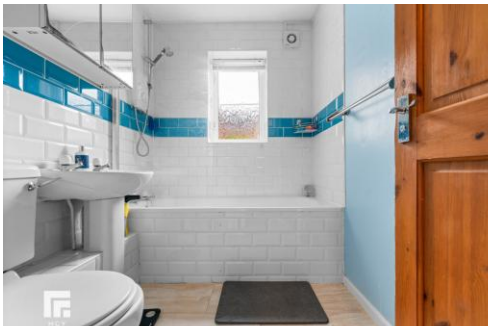
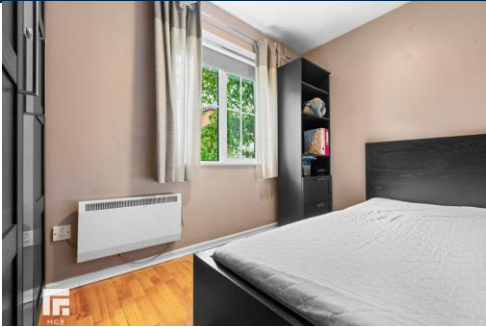
Allocated parking space. Visitor parking.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from the 1st Jan 1990. Service charges vary annually, however for Jul 24-Jun 25 this will be £1592.37 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.

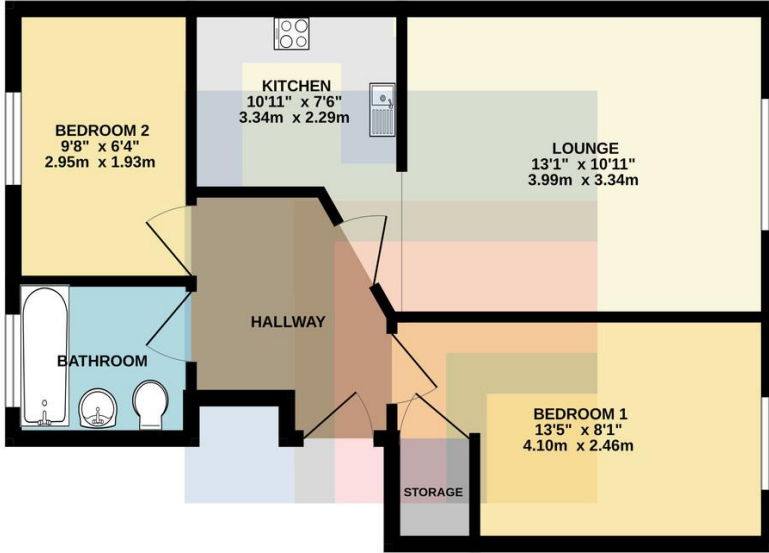


SEAGER DRIVE, WINDSOR QUAY, CARDIFF, CF11 7QA



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GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 457 sq.ft. (42.4 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.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

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South Glamorgan, CF10 5EE



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