



GRANGEMOOR COURT
CARDIFF CF11 0AA

ASKING PRICE OF
£205,000



TWO BEDROOM APARTMENT



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BEAUTIFULLY PRESENTED, TWO BEDROOM APARTMENT WITH WATER VIEWS MGY are delighted to bring to market this bright and spacious, two bedroom apartment located on the first floor within the Grangemoor Court development. The accommodation briefly comprises entrance hallway, lounge/diner, kitchen two bedrooms - master en-suite, and family bathroom. The property further benefits from two allocated parking spaces and is chain free. ***Viewing highly recommended***

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 638 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Carpet to floor. Wall mounted electric heater. Two storage cupboards - one housing water tank. Pendant lighting. Doors to all rooms.

LOUNGE/DINER

12' 5" x 10' 2" (3.8m x 3.12m)

Carpet to floor. Obscure window to side aspect with additional double glazed French doors opening onto balcony providing incredible water views. Wall mounted electric heater. Spotlights to ceiling. Power points. TV and telephone point.

KITCHEN

9' 1" x 6' 11" (2.77m x 2.13m)

Vinyl flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with hot and cold tap over, and electric hob with extractor above. Integrated oven/grill. Space for appliances such as washing machine and fridge/freezer. Tiled splashbacks. Extractor fan. Pendant light fitting. Power points. Double glazed window.

MASTER BEDROOM

16' 0" x 9' 3" (4.9m x 2.82m)

Carpet to floor. Double glazed window to rear aspect providing water views. Pendant light fitting. Wall mounted electric heater. TV point. Power points. Door to :-

ENSUITE

5' 2" x 4' 7" (1.6m x 1.42m)

Tiled flooring and partially tiled walls. White three-piece-suite comprising shower cubicle with glass surround and mains powered shower, pedestal wash hand basin with mixer tap over and WC. Pendant light fitting. Extractor Fan. Shaver point.

BEDROOM TWO

10' 9" x 9' 1" (3.28m x 2.77m)

Carpet to floor. Obscure double glazed window with additional window alongside. Pendant light fitting. Wall mounted electric heater. Power points.

BATHROOM

7' 1" x 6' 2" (2.18m x 1.9m)

Tiled flooring. Obscure window. Pendant light fitting. White three-piece-suite comprising panelled bath with hot and cold tap over and handheld shower attachment, WC, and pedestal wash hand basin with mixer tap over. Extractor fan. Shaver point. Obscure window.

TENURE

MGY have been advised that this property is LEASEHOLD with 973 years remaining.

Service Charges - approx. £1,820.90 per year

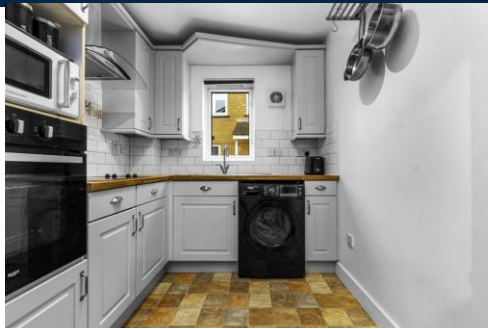
Ground Rent - approx. £182.16 per year



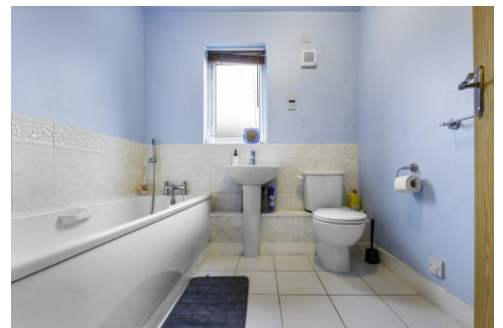
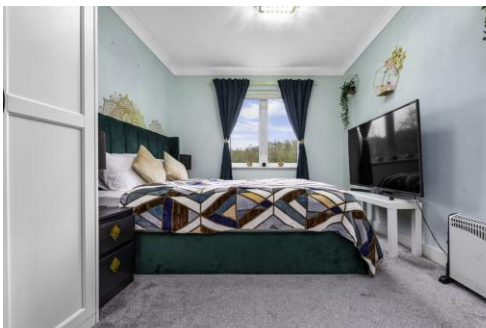
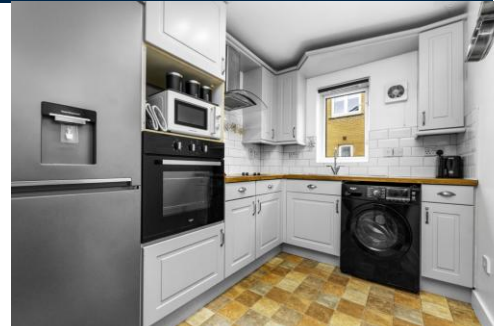
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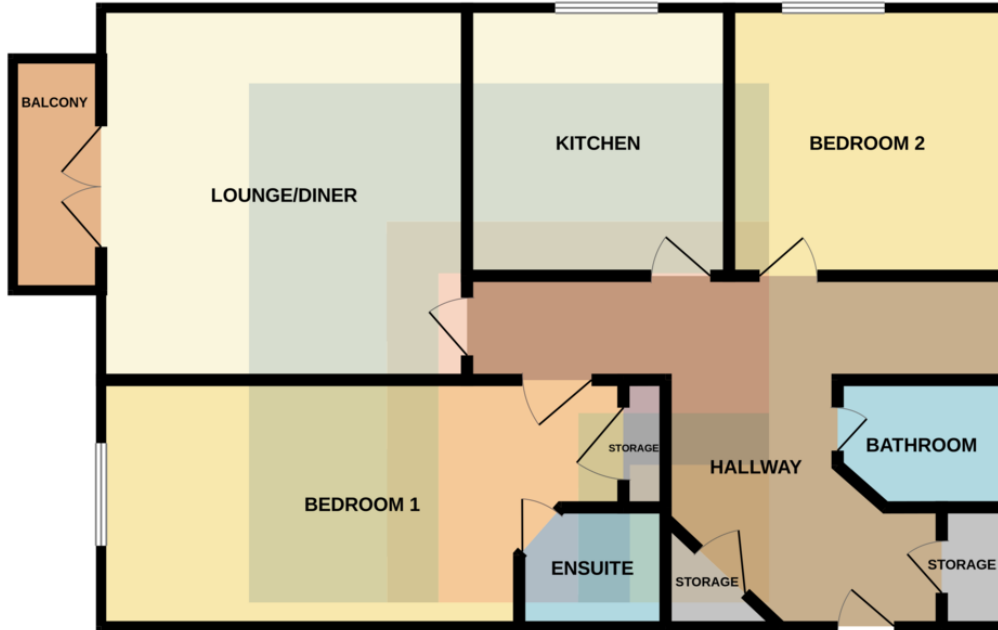
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

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



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