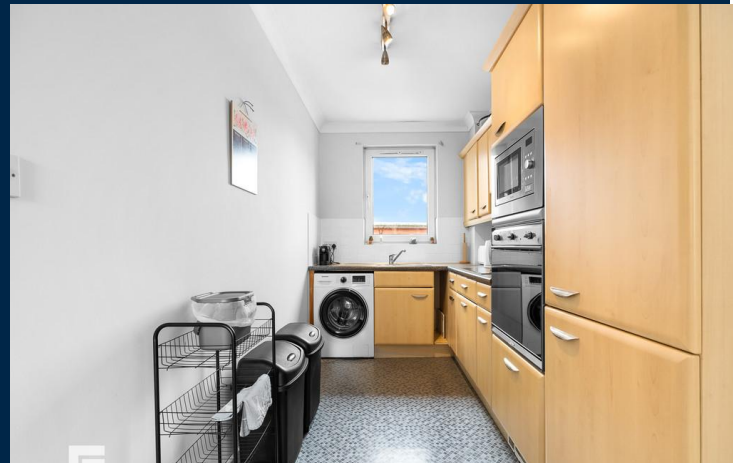




CARLOTTA WAY
VICEORY MANSIONS
CARDIFF CF10 5FY

ASKING PRICE OF
£185,000



TWO BEDROOM APARTMENT



2



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****IDEAL FIRST TIME PURCHASE* NO CHAIN**** MGY are pleased to present for sale, a spacious two bedroom top floor apartment, in the popular development of Carlotta Way. Located within close proximity to Mermaid Quay and the City Centre. The Accommodation comprises of lounge/diner, kitchen, two double bedrooms and bathroom. The property further benefits from a video entry intercom system, double glazing throughout and gated access to an allocated parking space. Ideal investment of first time purchase.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 753 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered through wooden door, with security spyhole. Double glazed uPVC window to rear. Carpeted flooring. Storage cupboard, housing hot water tank. Video entry intercom system. Wall mounted electric panel heater.

LOUNGE/DINER

21' 10" x 11' 8" (6.68m x 3.58m)

Two double glazed uPVC windows to front. Spacious living area. Ample natural daylight. Carpeted flooring. TV and telephone point. Two wall mounted electric panel heaters.

KITCHEN

11' 10" x 6' 7" (3.62m x 2.02m)

Double glazed uPVC window to rear. Vinyl flooring. Part tiled walls. Base and wall units, with work surfaces incorporating stainless steel sink. Built in oven and microwave. Four ring electric hob, with extractor hood over. Space for washing machine and fridge freezer. Ample storage throughout. Open plan living.

MASTER BEDROOM

10' 8" x 10' 11" (3.26m x 3.33m)

Double glazed uPVC windows to rear. Carpeted flooring. Wall mounted electric panel heater. TV and Telephone point.

BEDROOM TWO

12' 5" x 9' 8" (3.81m x 2.96m)

Double glazed uPVC windows to front. Double bedroom. Carpeted flooring. Wall mounted electric panel heater. TV and Telephone point.

BATHROOM

Recently modernised bathroom. Obscure double glazed uPVC window to rear. Tiled flooring. Part tiled walls. Pedestal wash hand basin. W.C. Panelled bath, with shower over and glass shower screen. Wall mounted mirrored vanity unit and lighting. Heated towel rail. Extractor fan.

PARKING

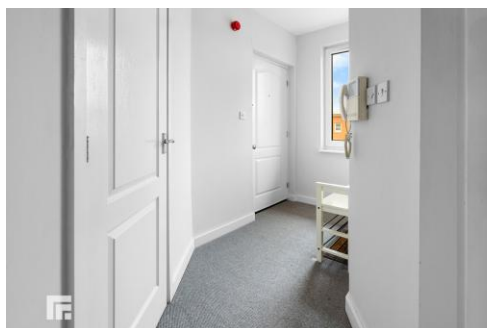
Gated access to an allocated parking space.

TENURE

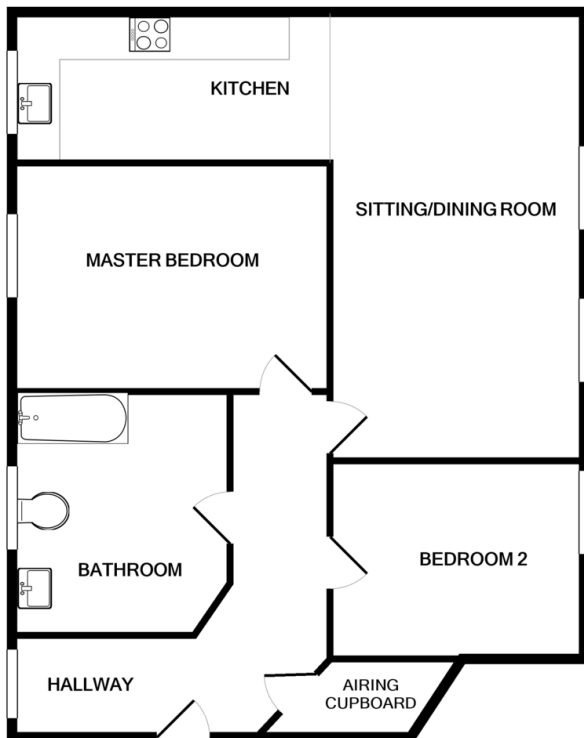
MGY are advised that the property is leasehold, with a term of 125 years from 2002. Service charges £3,067.64 per annum, which includes water rates, building insurance, secure gated fob access, video entry intercom system, maintenance of internal and external communal areas, bike storage, regular cleaning and refuse disposal and an allocated parking space. Ground rent £182.18 per annum.



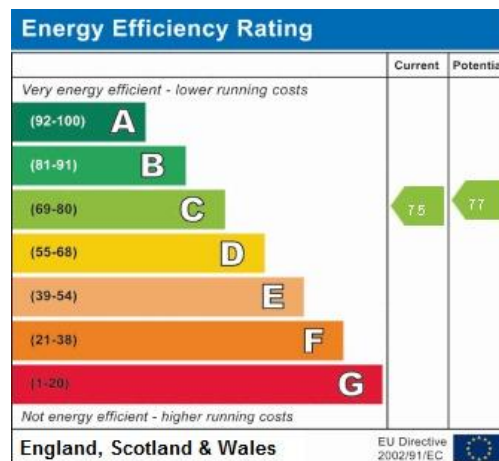
CARLOTTA WAY, CARDIFF CF10 5FY



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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