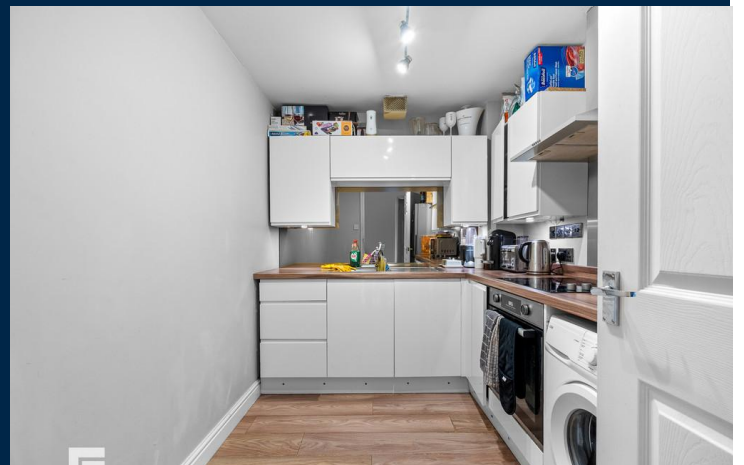
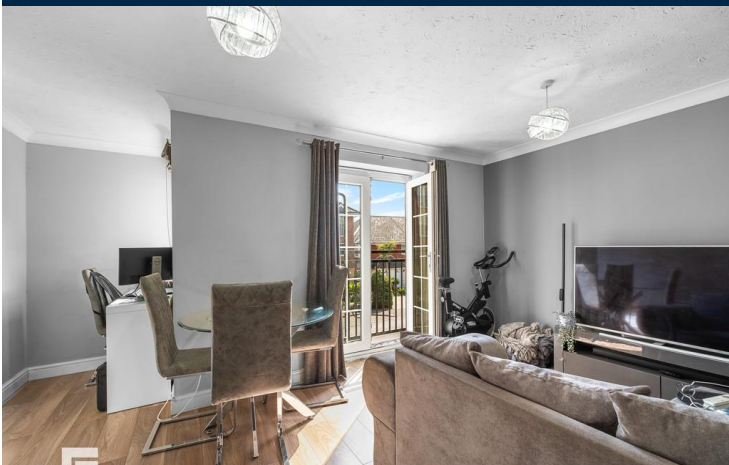




**MOREL COURT**  
WINDSOR QUAY  
CARDIFF CF11 7FF

OFFERS IN EXCESS OF  
**£160,000**



**ONE BEDROOM APARTMENT**



**2**



**1**



**1**



**1**

**\*\*WELL PRESENTED, FIRST FLOOR APARTMENT IN THE WINDSOR QUAY DEVELOPMENT\* NO CHAIN\*\*** MGY are delighted to bring to market this very well presented, first floor apartment situated in the very popular development of Windsor Quay, Cardiff Bay. 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 modern accommodation briefly comprises entrance hallway, lounge, kitchen, two bedrooms and bathroom. The property further benefits from having an allocated parking space, electric heating and double glazing throughout.

**\*Viewing highly recommended\***

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 484 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door leading from communal hallway. Laminate wood effect flooring. Pendant light fitting. Wall mounted intercom system. Wall mounted electric heater. Doors to all rooms and storage cupboard.

#### **LOUNGE**

15' 6" x 13' 10" (4.72m x 4.22m)  
Double glazed French doors to Juliette balcony. Spacious living room. Two pendant light fittings. Power points. Laminate wood effect flooring. TV and telephone point.

#### **KITCHEN**

7' 1" x 9' 8" (2.18m x 2.95m)  
Separate kitchen. Laminate wood effect flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink. Four ring electric hob with extractor above and oven beneath. Splashback. Space for appliances such as washing machine and fridge/freezer. Plinth lighting. Power points.

#### **MASTER BEDROOM**

9' 8" x 11' 9" (2.96m x 3.60m)  
Double glazed uPVC windows to rear aspect. Carpeted flooring. Pendant light fitting. Power points. Wall mounted electric heater.

#### **BEDROOM TWO**

7' 2" x 9' 6" (2.20m x 2.92m)  
Double glazed uPVC windows to rear aspect. Carpeted flooring. Pendant light fitting. Power points. Storage cupboard. Wall mounted electric heater.

#### **BATHROOM**

5' 6" x 6' 11" (1.69m x 2.12m)  
Modern bathroom. Tiled flooring. Partially tiled walls. Panelled bath with shower over and glass shower screen. W.C with dual flush. Pedestal wash hand basin with mixer tap. Large wall mounted mirror. Extractor fan. Heater.

#### **PARKING**

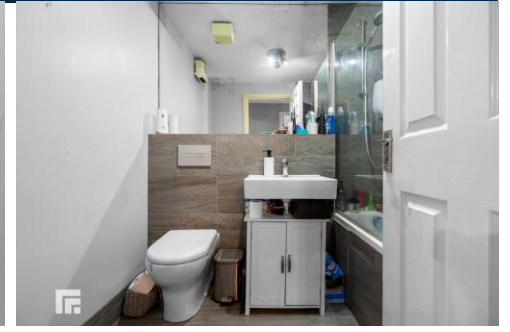
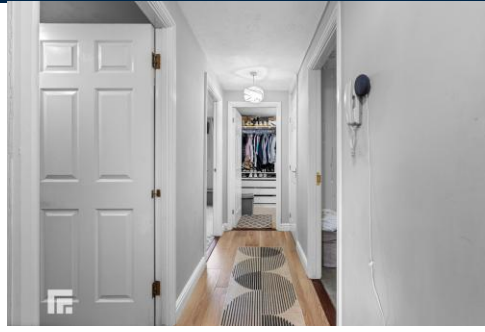
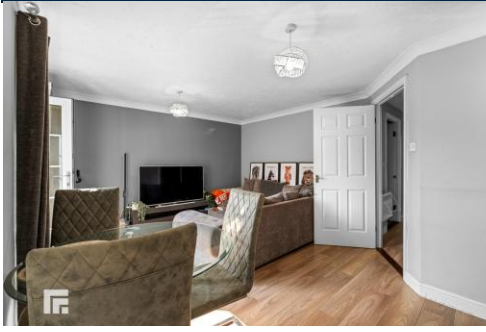
Allocated parking space. Visitor parking.

#### **TENURE**

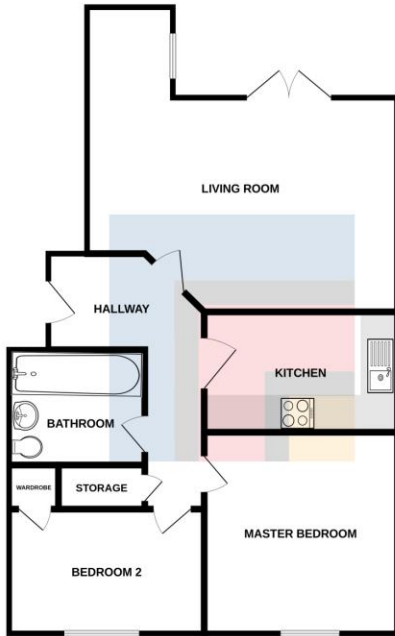
MGY are advised that the property is leasehold, with a term of 125 years from approx 1998. Service charges of £\_\_\_ per annum, which includes building insurance, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space and visitor parking. Ground rent £\_\_ per annum.



# MOREL COURT, WINDSOR QUAY, CARDIFF CF11 7FF



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 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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