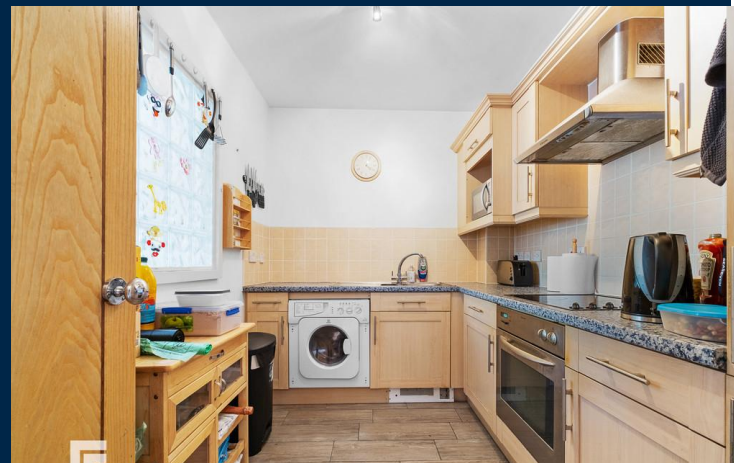




**AMITY COURT**  
**CARDIFF BAY**  
**CARDIFF CF10 4EA**

ASKING PRICE OF  
**£180,000**



### THIRD FLOOR APARTMENT



**2**



**2**



**2**



**1**

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

#### ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Wall mounted video entry intercom system. Carpeted flooring. Wall mounted storage heater. Pendant light and PowerPoints. Doors to all rooms.

#### LOUNGE/DINER

13' 5" x 12' 2" (4.11m x 3.72m)  
Double glazed uPVC window to front. Ample natural daylight. Carpeted flooring. Wall mounted electric storage heater. Pendant light and coving to ceiling. Space for dining. Frosted glass square panels to kitchen. PowerPoints.

#### KITCHEN

10' 4" x 6' 10" (3.16m x 2.09m)  
Wall and base units across two walls, with work surfaces incorporating double stainless steel sink with mixer tap over. LVT flooring. 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 washing machine/dryer. Pendant light and PowerPoints. Frosted glass square panels to living room.

#### STORAGE

Two storage cupboards, one housing hot water tank.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 700 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BEDROOM ONE

16' 0" x 9' 2" (4.88m x 2.80m)  
Double glazed uPVC window to front. Large double bedroom. Carpeted flooring. Wall mounted electric storage heater. Pendant light and coving to ceiling. PowerPoints. Door leading to;

#### EN-SUITE

9' 2" x 3' 11" (2.80m x 1.21m)  
Pedestal wash hand basin with wall mounted mirror over. Part tiled walls. LVT flooring. W.C. Shower cubicle with glass door and mains shower over. Wall mounted mirrored cabinet. Extractor fan. Pendant light.

#### BEDROOM TWO

11' 1" x 10' 4" (3.39m x 3.16m)  
Double glazed uPVC window to rear. Large double bedroom. Carpeted flooring. Wall mounted storage heater. Pendant light and PowerPoints.

#### BATHROOM

7' 4" x 6' 10" (2.24m x 2.10m)  
Double glazed obscure window to rear. Panelled bath with mixer tap and shower fixture over. LVT flooring. Part tiled walls. Pedestal wash hand basin with tiled splashback. W.C. Wall mounted mirrored cabinet. Extractor fan. Pendant light.

#### PARKING

Allocated parking space and visitor parking.

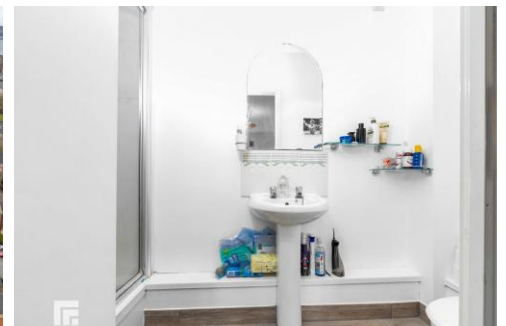
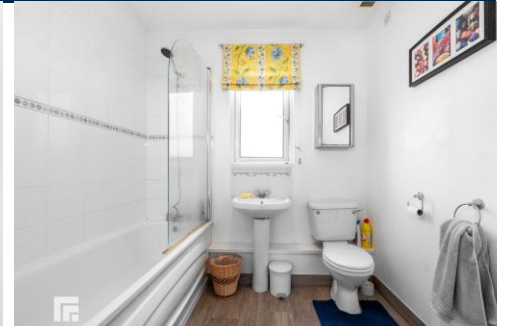
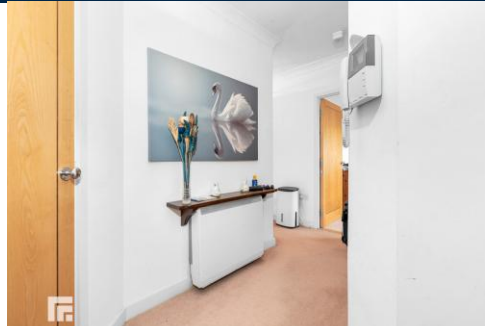
#### TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Low service charges of approximately £1,425.72 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 £147.96 per annum.



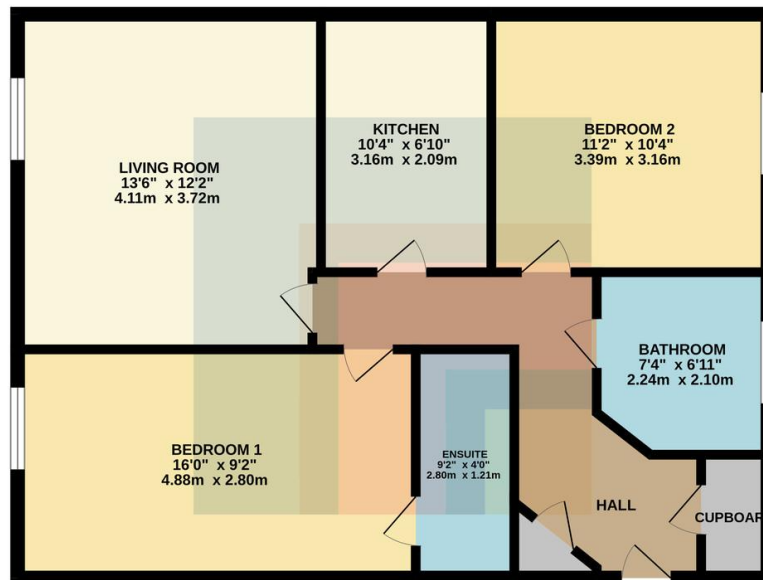


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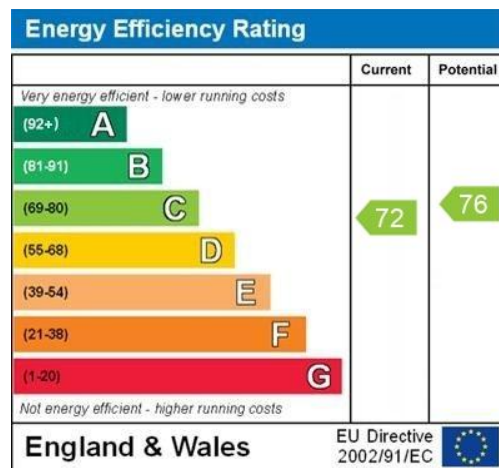


# AMITY COURT, CARDIFF BAY, CARDIFF CF10 4EA

## THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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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