



**SORRENTO HOUSE**  
VELLACOTT CLOSE  
CARDIFF CF10 4AR

ASKING PRICE OF  
**£185,000**



**TWO BEDROOM APARTMENT**



**2**



**1**



**1**



**1**

**\*\*IDEAL FIRST TIME PURCHASE\***  
**IMMACULATELY PRESENTED\* NO CHAIN\*\***  
MGY are pleased to present for sale a spacious two bedroom, second floor apartment, within the popular location of Lloyd George Avenue, Sorrento House. The modern accommodation comprises entrance hallway, spacious lounge/diner, modern fitted kitchen, two bedrooms and bathroom. The property further benefits from double glazing throughout, an allocated parking space and is situated within the Plaza Development which is within walking distance to the City Centre and Mermaid Quay. Ideal first time purchase. No chain. \*Viewing highly recommended.\*

#### ENTRANCE HALL

Entered via front door leading from communal hallway. Wall mounted intercom system. Laminate flooring. Wall mounted electric heater. Pendant light fitting. Doors to all rooms and two storage cupboards, one housing hot water tank.

#### LOUNGE/DINER

17' 10" x 13' 0" (5.45m x 3.98m)

Laminate flooring. Pendant light fittings. Three sets of double glazed uPVC windows to front and side aspect. Ample natural daylight. TV and telephone point. Power points. Wall mounted electric heaters. Door to kitchen.

#### KITCHEN

13' 9" x 9' 0" (4.21m x 2.76m)

Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over and electric hob with extractor above and oven beneath. Tiled splashback. Integrated fridge/freezer. Space and plumbing for washing machine. Power points. Tiled flooring. Double glazed uPVC windows to side aspect. Ample natural daylight. Pendant light fitting. Wall mounted electric heater.

#### MASTER BEDROOM

10' 5" x 9' 4" (3.18m x 2.86m)

Continuation of laminate flooring. Double glazed uPVC window to front aspect. Power points. Pendant light fitting. Wall mounted electric heater.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 710 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BEDROOM TWO

7' 4" x 13' 1" (2.24m x 3.99m)

Continuation of laminate flooring. Pendant light fitting. Power points. Double glazed uPVC window to front aspect. Wall mounted electric heater.

#### BATHROOM

7' 3" x 6' 11" (2.23m x 2.12m)

Vinyl flooring. Partially tiled flooring. White three-piece-suite comprising WC, vanity wash hand basin with hot and cold tap over, panelled bath with mixer tap over and electric shower above. Chrome heated towel. Shaver point. Pendant light fitting. Extractor.

#### PARKING

Secure barrier access to an allocated parking space. Ample visitor parking.

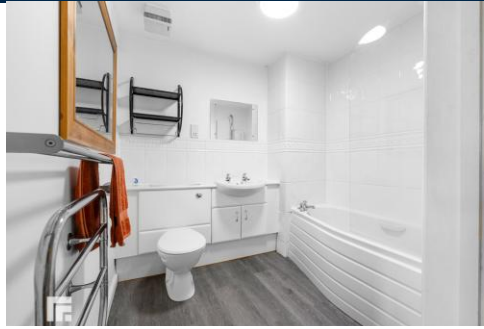
#### TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2000. Service charges of £1,994 per annum, which includes water rates, building insurance, secure intercom entry system, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure barrier fob access to an allocated parking space, bike storage, visitor parking and parking management. Ground rent £50 per annum.

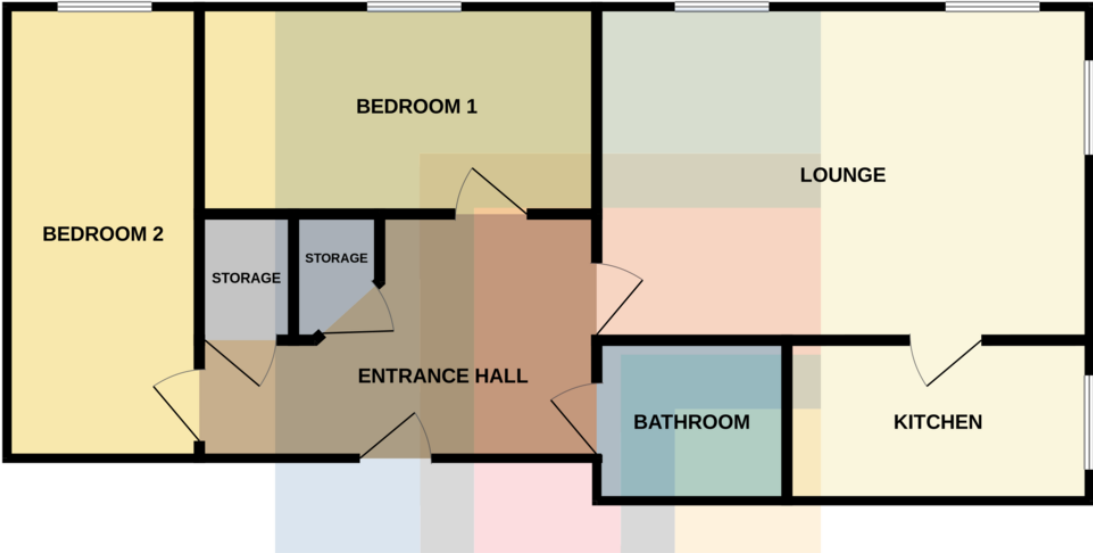




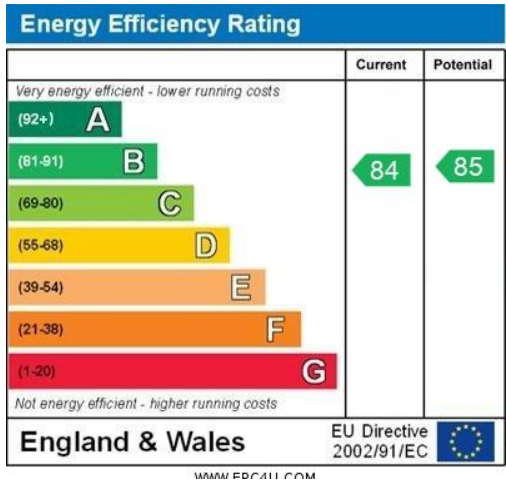
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