



**HAYES APARTMENTS**  
**THE HAYES**  
**CARDIFF CF10 1AQ**

ASKING PRICE OF  
**£255,000**



**TWO BEDROOM APARTMENT**



**2**



**2**



**2**



**1**

## **\*\*IMMACULATE CITY CENTRE**

**APARTMENT\* NO CHAIN\*\*** MGY are pleased to present for sale a third floor, two bedroom apartment within the popular city centre development, Hayes Apartments. The spacious accommodation comprises of entrance hall to lounge/diner and modern fitted kitchen, bathroom and two double bedrooms, one with en-suite. The modern property further benefits from three Juliette balconies, double glazing throughout, underfloor heating, bike storage and one parking space. The secure development requires fob access and has beautiful communal grounds. EWS1 Form In Place. No chain. Viewing highly recommended.

### **LOCATION**

The Hayes development is situated in a prime location, in the heart of the City Centre, with numerous bars and restaurants on its doorstep. Ample shops, including St Davids/ St Davids 2 shopping centres, which are a stone's throw away. A fantastic location to enjoy the vibrant city. Public transport is within close proximity, linking to surrounding areas of Cardiff.

### **ENTRANCE HALL**

Entered via walnut effect door, with security spy hole and letter box. Wood effect laminate flooring. Wall mounted video entry intercom system. Large storage cupboard, with space for washer/dryer. Spotlights.

### **LOUNGE/KITCHEN/DINER**

26' 10" x 12' 0" (8.20m x 3.68m)  
Double glazed uPVC French doors, leading to Juliette balcony. Ample natural daylight. Wood effect laminate flooring. Underfloor heating. Modern fitted kitchen, with part tiled walls. Wall and base units, with work surfaces incorporating stainless steel sink, with dual tap. Built in microwave, oven, four ring NEFF hob and extractor hood over. Under unit lighting. Splash back. Integrated dishwasher and fridge freezer. Extractor fan. Spotlights. Telephone point. TV Aerial point. Spotlights. Open plan living.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 786 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

### **MASTER BEDROOM**

16' 1" x 10' 1" (4.92m x 3.08m)

Double glazed uPVC door, leading to Juliette balcony. Carpeted flooring. Built in double wardrobe, with mirrored sliding doors. Wall mounted electric panel heater. Telephone point. TV Aerial point. Extractor fan. Spotlights. Door to:-

### **EN-SUITE**

7' 1" x 3' 9" (2.17m x 1.16m)

Tiled flooring. Fully tiled walls. Vanity enclosed wash hand basin, with dual tap. W.C, with dual flush. Large shower cubicle, with rainfall shower. Shaver point. Fitted mirrored and inset shelving. Extractor fan. Heated towel rail. Spotlights.

### **BEDROOM TWO**

16' 7" x 9' 1" (5.07m x 2.79m)

Double glazed uPVC door, leading to Juliette balcony. Double bedroom. Carpeted flooring. Built in double wardrobe, with mirrored sliding doors. Wall mounted electric panel heater. Telephone point. TV Aerial point. Extractor fan. Spotlights.

### **BATHROOM**

7' 8" x 5' 6" (2.35m x 1.68m)

Tiled flooring. Fully tiled walls. Vanity enclosed wash hand basin, with dual tap. W.C, with dual flush. Panelled bath, with rainfall shower over and glass shower screen. Fitted mirrored and inset shelving. Shaver point. Extractor fan. Heated towel rail. Spotlights.

### **PARKING**

Secure barrier access to allocated parking.

### **TENURE**

MGY are advised that the property is leasehold, with a term of 150 years from 2010. Service charges of £2,573.46 per annum, which includes building insurance, lift maintenance, secure fob access, video entry intercom system, onsite concierge, maintenance of internal and external communal areas/communal gardens, regular cleaning and refuse disposal, bike storage and allocated parking. Ground rent £200 per annum.



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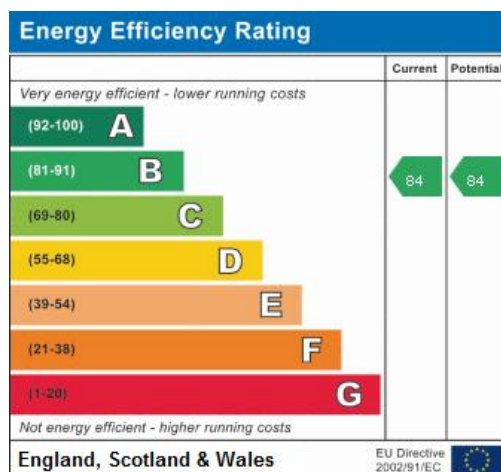
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