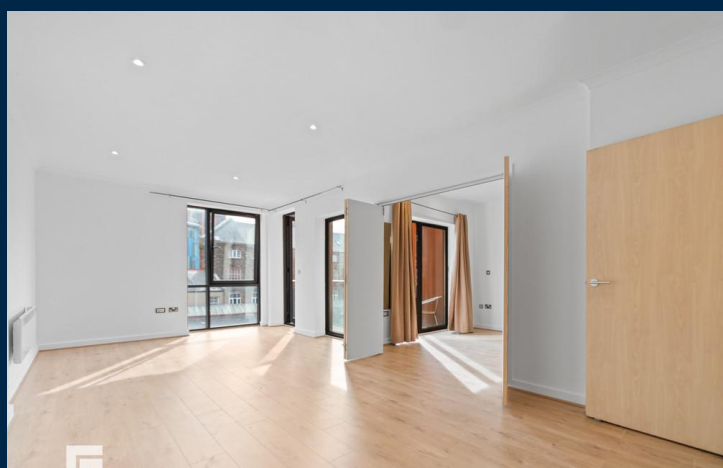
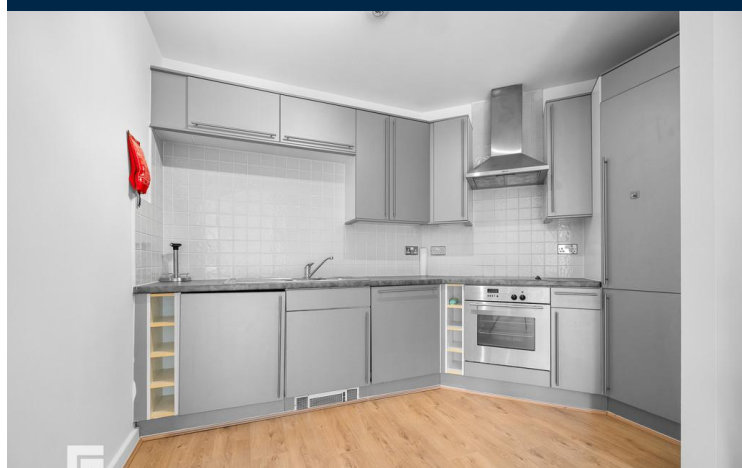




**DRAY COURT**  
**CAROLINE STREET**  
**CITY CENTRE**  
**CARDIFF CF10 1FQ**

ASKING PRICE OF  
**£165,000**



### ONE BEDROOM APARTMENT



**1**



**1**



**1**



**1**

**\*MODERN ONE BEDROOM APARTMENT IN THE CITY CENTRE\* NO CHAIN\*** MGY are delighted to bring to market this immaculately presented, one bedroom apartment situated in the heart of the City Centre, on Caroline Street. The accommodation briefly comprises entrance hallway, open plan lounge/diner, kitchen, one bedroom and bathroom. The property further benefits from having a private balcony, is chain free and has electric heating, double glazing throughout and a video entry intercom system. **\*Viewing highly recommended\***

#### LOCATION

Dray Court 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 and St Davids 2 shopping centres, which are a stone's throw away. Cardiff central train station and public transport is within close proximity, linking to surrounding areas of Cardiff. A fantastic location to enjoy the vibrant city.

#### ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Wall mounted video entry intercom system. Pendant light fitting. Doors to lounge/diner, bathroom and two storage cupboards.

#### LOUNGE/DINER

Continuation of laminate flooring. Spotlights. Wall mounted electric heaters. TV and telephone point. Power points. Two double glazed uPVC windows providing exceptional views over the City Centre. Opening to kitchen. Doors to bedroom.

#### KITCHEN

Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink and drainer with mixer tap over and four ring electric hob with oven beneath and extractor over. Tiled splashback. Integrated appliances such as dishwasher, fridge/freezer and washing machine. Power points. Pendant light fitting.

#### BEDROOM

Laminate flooring. Double glazed uPVC door leading to balcony. Power points. Wall mounted electric heaters. Spotlights. Built in double wardrobe with sliding doors.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 786 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BATHROOM

Tiled flooring and partially tiled walls. Walk in shower cubicle with mains powered shower over. Vanity wash hand basin with mixer tap over and storage beneath. WC. Wall mounted mirror. Panelled bath with hot and cold tap over. Extractor. Pendant light fitting. Chrome heated towel rail. Accessed from both the bedroom and hallway.

#### BALCONY

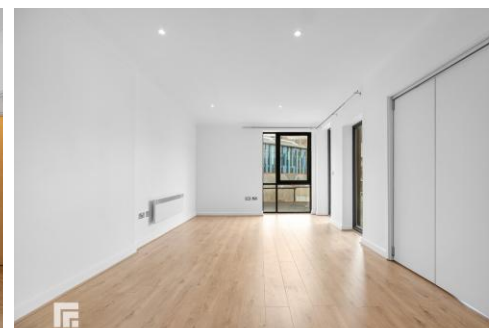
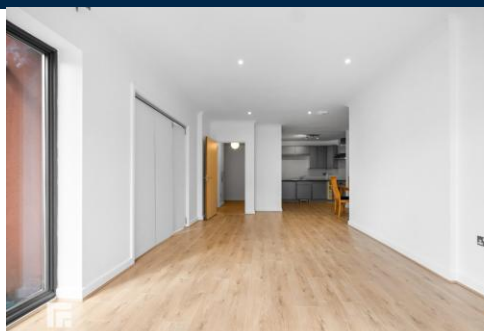
Large balcony with new composite decking and glass surround. External lighting. Accessed from the living room and bedroom.

#### TENURE

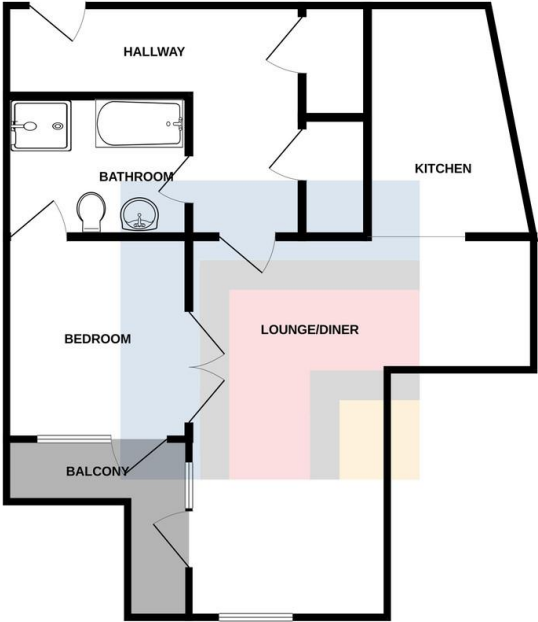
MGY have been advised that the property is leasehold with a term of 198 years from 2003. Service charges of £3,747.76 per annum, which includes water rates, building insurance, security video entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal. Ground rent £100 per annum.



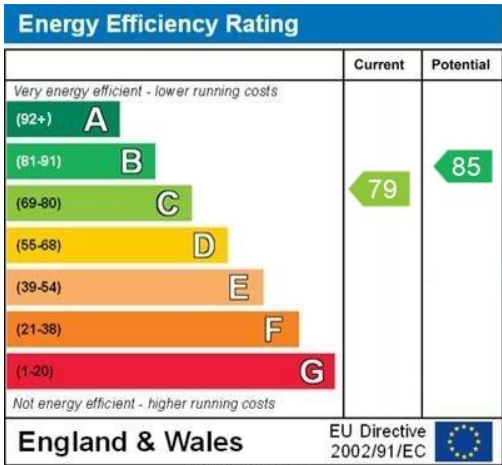
# CAROLINE STREET, CITY CENTRE, CARDIFF CF10 1FQ



# CAROLINE STREET, CITY CENTRE, CARDIFF CF10 1FQ



While every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropia C0205



**CARDIFF** 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE

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The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.



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