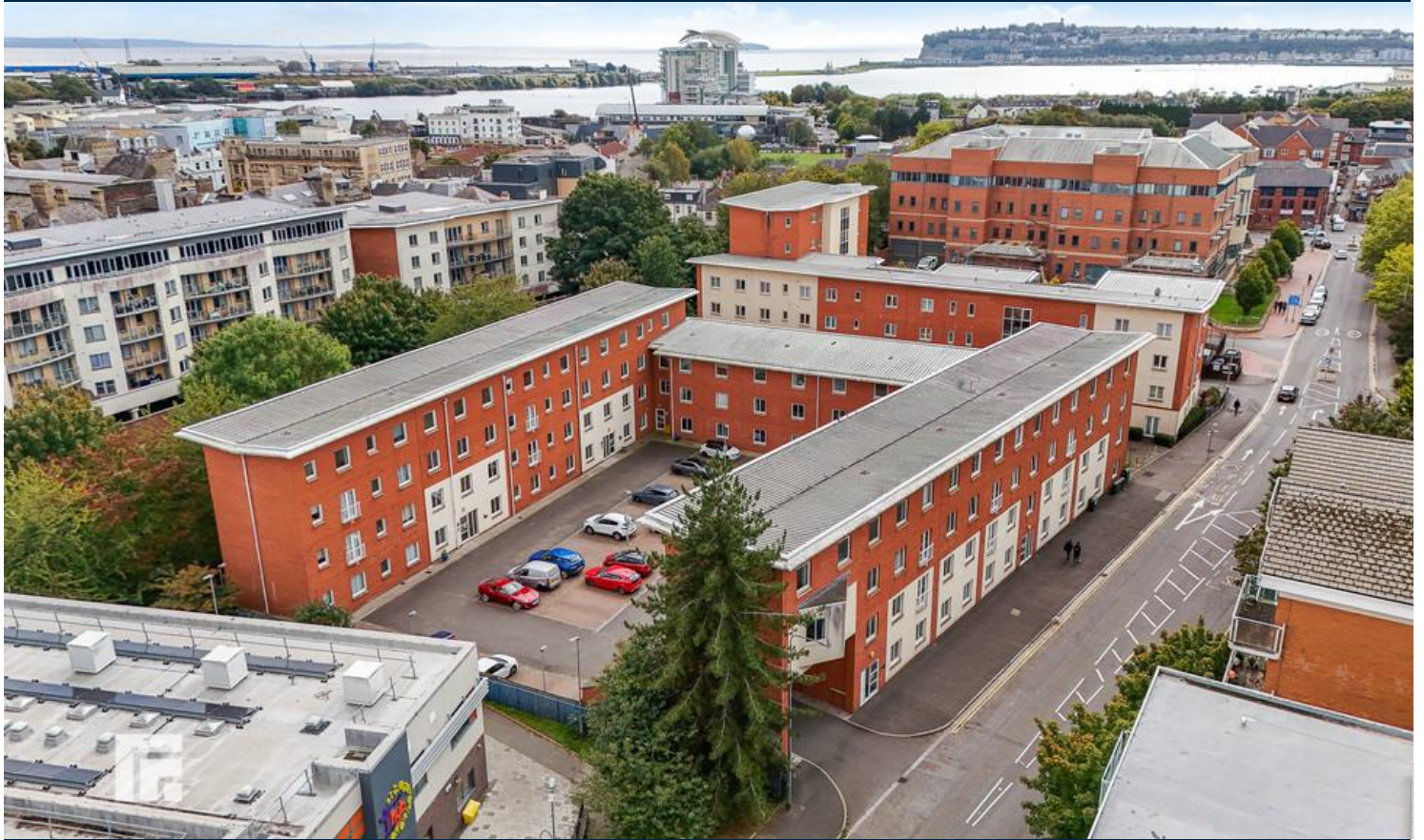




CARLOTTA WAY
VICEORY MASIONS
CARDIFF
CF10 5FY

ASKING PRICE OF
£179,950



TWO BEDROOM APARTMENT



2



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****IMMACULATELY PRESENTED* IDEAL FIRST TIME PURCHASE*** MGY are pleased to present for sale, a modern two bedroom ground floor apartment, in the popular development of Carlotta Way. Located within walking distance to Mermaid Quay and the City Centre. The spacious accommodation comprises of lounge/diner, kitchen, two double bedrooms and modern bathroom. The property further benefits from a video entry intercom system, double glazing throughout and secure gated access to an allocated parking space. Ideal first time purchase.

ENTRANCE HALL

Entered via wooden door with security spyhole. Large double glazed uPVC window to rear aspect. Ample natural daylight. Laminate wood effect flooring. Video entry intercom system. Storage cupboard housing hot water tank and with storage space. Electric radiator. Thermostat.

LOUNGE/DINER

21' 10" x 11' 8" (6.68m x 3.58m)

Spacious living area. Two large double glazed uPVC windows to front aspect. Laminate wood effect flooring. TV and telephone point. Two electric radiators.

KITCHEN

11' 10" x 6' 7" (3.62m x 2.02m)

Double glazed uPVC window to rear aspect. Modern fitted kitchen. Laminate wood effect flooring. Base and wall units with round edgework surfaces and tiled splash-backs incorporating stainless steel sink unit with mixer tap. Built in multi function 'Prima' oven and microwave, four ring electric hob and extractor over. Built in fridge/freezer. Space for washing machine. Ample storage throughout.

MASTER BEDROOM

10' 8" x 10' 11" (3.26m x 3.33m)

Double glazed uPVC window to rear aspect. Carpeted flooring. Two large fitted double wardrobes. Electric heater. TV and Telephone point.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX:

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM TWO

12' 5" x 9' 8" (3.81m x 2.96m)

Double glazed uPVC window to front aspect. Double bedroom. Carpeted flooring. Electric heater. TV and Telephone point.

BATHROOM

7' 4" x 6' 4" (2.24m x 1.94m)

Modern bathroom. Obscure double glazed uPVC window to rear. Part tiled walls and tiled flooring. Tiled bath with rainfall shower over and glass shower screen. Vanity enclosed wash hand basin. W.C.

PARKING

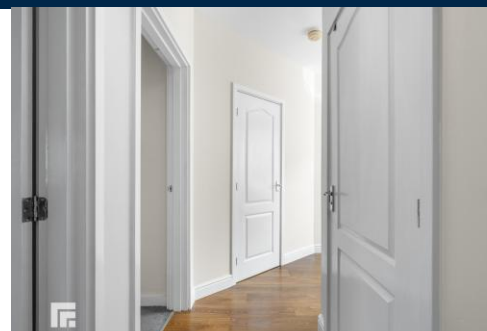
Secure gated access to one allocated parking space.

TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2002. Service charges of £2463 per annum, which includes water rates, building insurance, secure gated fob access, video entry intercom system, maintenance of internal and external communal areas, bike storage, regular cleaning and refuse disposal and an allocated parking space. Ground rent £180 per annum.

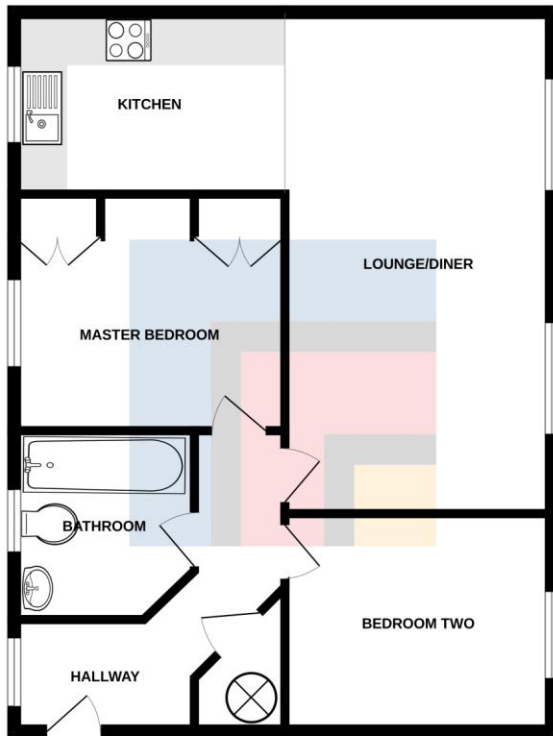


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GROUND FLOOR



Whilst 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.
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CARDIFF 029 2046 5466

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