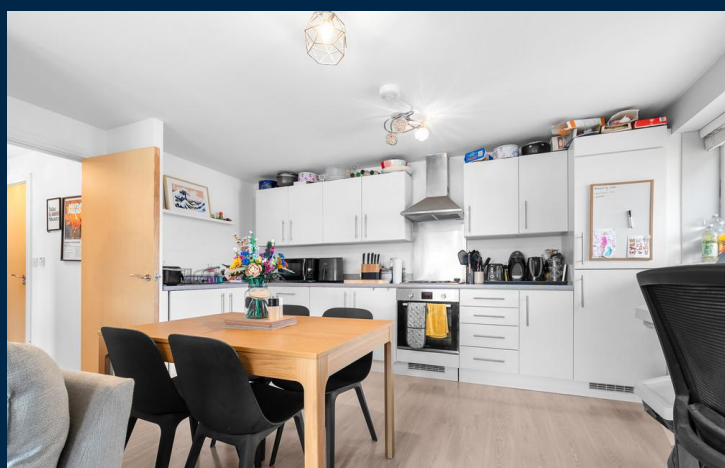




**RERESBY COURT**  
HEOL GLAN RHEIDOL  
CARDIFF CF10 5NR

ASKING PRICE OF  
**£160,000**



**TOP FLOOR APARTMENT**



**2**



**1**



**1**



**1**

**\*\*IDEAL FIRST TIME PURCHASE OR INVESTMENT\*\*** MGY are pleased to present for sale, a spacious two bedroom, top floor apartment within the highly sought after development, Reresby Court. Located within walking distance to Cardiff City Centre and Cardiff Bay. The modern accommodation comprises of entrance hall to living/dining room/fitted kitchen, bathroom, two double bedrooms, one with walk in wardrobe. The property further benefits from double glazing throughout, security intercom system, electric heat and an allocated parking space. Viewing highly recommended.

#### ENTRANCE HALL

Entered via wooden door. Laminate wood effect flooring. Two storage cupboards, one housing hot water tank. Wall mounted security intercom system. Thermostat.

#### LOUNGE/DINER/KITCHEN

19' 9" x 11' 10" (6.03m x 3.63m)  
Double glazed uPVC floor to ceiling windows to front. Additional double glazed uPVC window to side. Laminate wood effect flooring. Telephone point. TV aerial point. Thermostat. Open plan living. Kitchen, with modern fitted units and work surfaces incorporating stainless steel sink and drainer with mixer tap over. Ample storage. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splash back. Extractor fan. Integrated dishwasher and fridge freezer. Space for washer/dryer. Pendant light fitting.

#### MASTER BEDROOM

10' 4" x 12' 4" (3.15m x 3.78m)  
Double glazed uPVC windows to front. Double bedroom. Laminate wood effect flooring. Pendant light fitting. Telephone point. TV Aerial point. Wall mounted electric heater. Door to:-

#### WALK IN WARDROBE

Continuation of laminate wood effect flooring. Fitted wardrobes.

#### BEDROOM TWO

9' 11" x 9' 6" (3.03m x 2.91m)  
Double glazed uPVC windows to front. Double bedroom. Laminate wood effect flooring. Telephone point. TV Aerial point. Thermostat. Pendant light fitting.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 699.65 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### SHOWER ROOM

8' 3" x 6' 2" (2.54m x 1.88m)

Modern shower room with mains with shower over and glass shower screen. Pedestal wash hand basin. W.C. Heated towel rail. Extractor fan. Shaver point. Laminate wood effect flooring.

#### PARKING

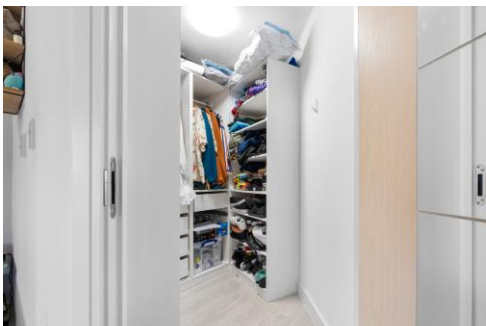
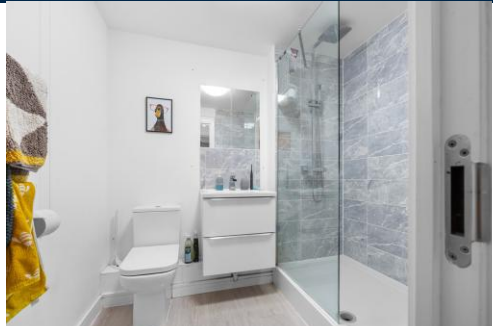
Secure barrier access, to an allocated parking space.

#### TENURE

MGY are advised that the property is leasehold, with a term of 150 years from 2004. Service charges of £1407.44 per annum, which includes a security entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, barrier access to an allocated parking space and parking management. Building insurance £963.95 per annum. Ground rent £309.89 per annum.

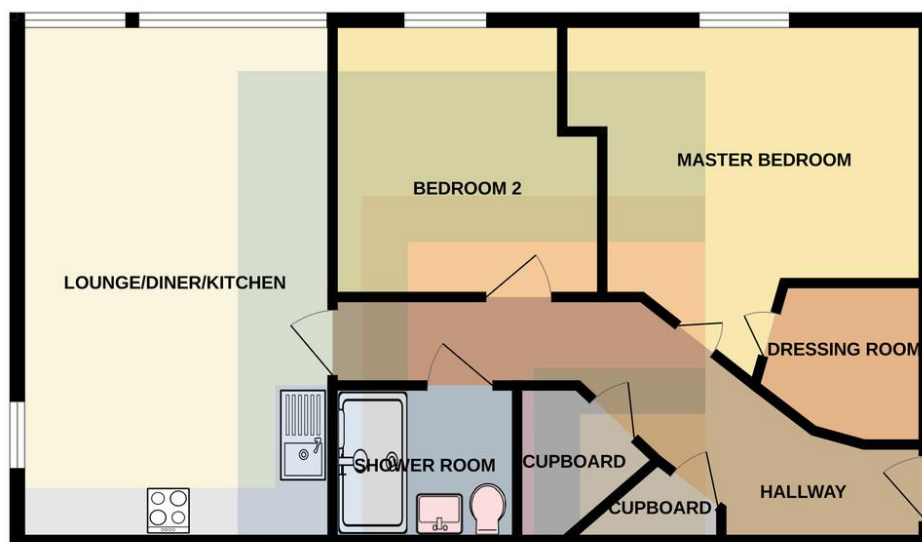


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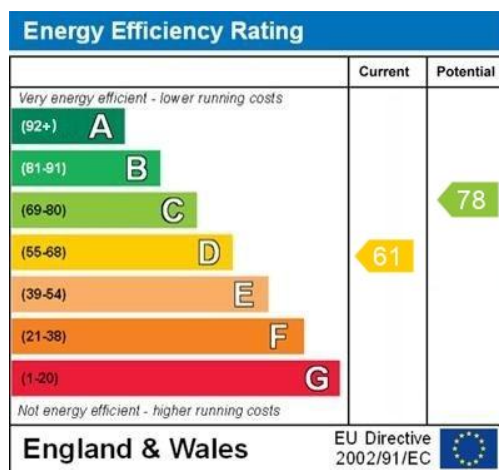


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## TOP FLOOR



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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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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