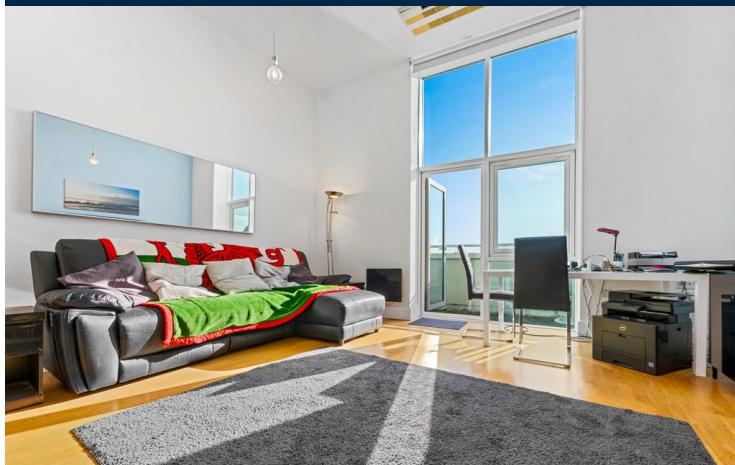
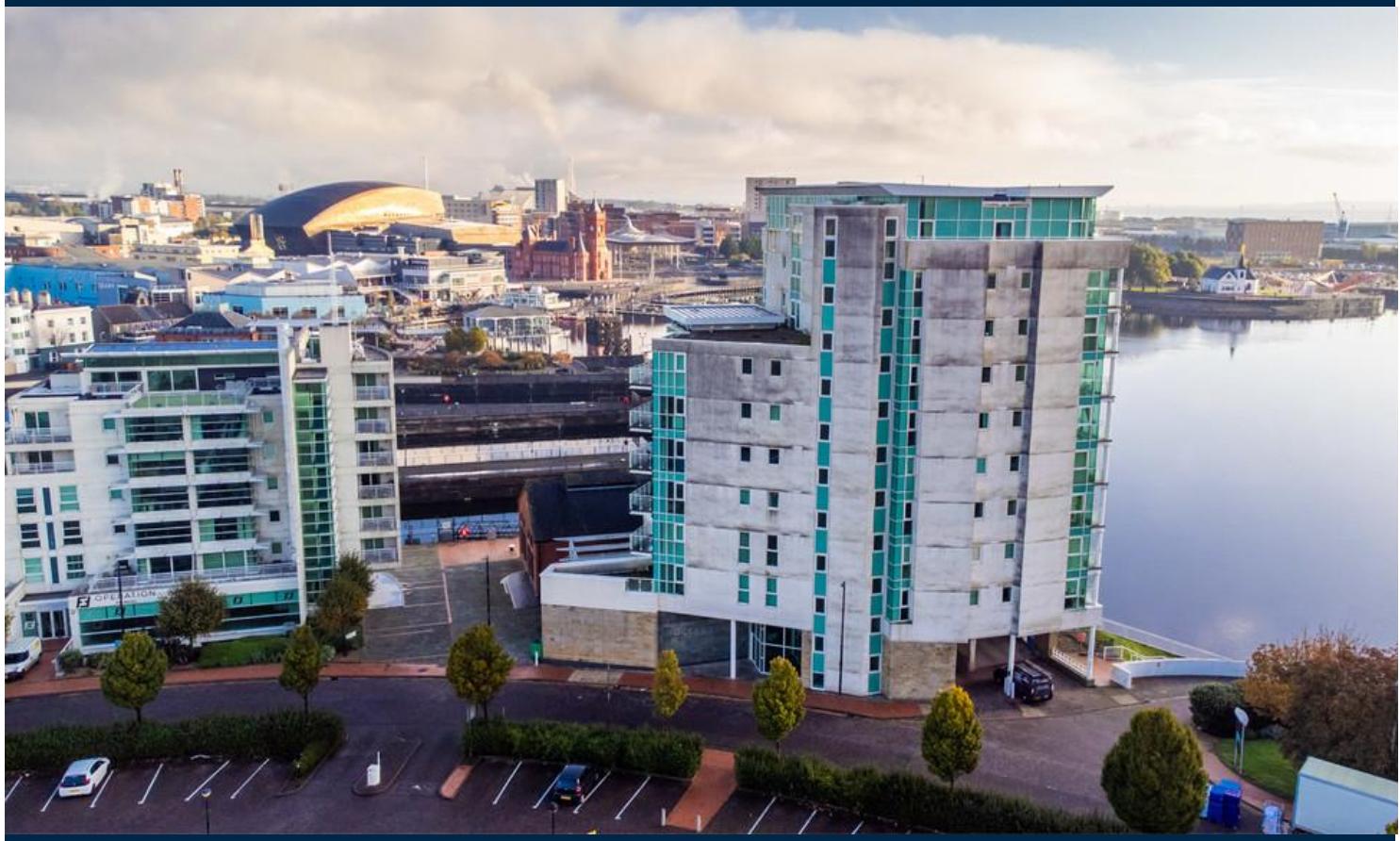




OCEAN REACH
HAVANNAH STREET
CARDIFF CF10 5SG

ASKING PRICE OF
£375,000



PENTHOUSE APARTMENT



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PENTHOUSE APARTMENT WITH MAGNIFICENT WATER VIEWS MGY are delighted to bring to market this two double bedroom, penthouse apartment in the highly regarded and ideally situated Ocean Reach, Savannah Street. The property offers magnificent panoramic water views from the full length balcony accessed from the light-filled open plan living/kitchen area and master bedroom which benefits from an en suite bathroom and walk in wardrobe, whilst the remainder of the property comprises entrance hallway, second double bedroom and main bathroom. Located next to St David's Hotel & Spa, you are a short walk from the variety of amenities on offer in Mermaid Quay as well as having an allocated car parking space with accessible transport links close by. *No Chain*

TENURE: LEASEHOLD

COUNCIL TAX BAND: H

FLOOR AREA APPROX: 807 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM TWO

10' 5" x 9' 7" (3.19m x 2.93m)

Continuation of laminate flooring. Wall mounted electric heater. Pendant light fitting. Double glazed window with magnificent panoramic water views. Power points.

BATHROOM

7' 4" x 6' 3" (2.25m x 1.93m)

Fully tiled walls and floors. Concealed WC. Wall mounted wash hand basin with mixer tap over. Panelled bath with hot and cold tap over. Pendant light fittings. Chrome heated towel rail. Extractor fan. Wall mounted mirror.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2022. Service charges of approx. £3,000 per annum, which includes water rates, building insurance, secure fob access, video entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated fob access to an allocated undercroft parking space. This property has a share of the freehold. NO GROUND RENT.

PARKING

Secure gated fob access to an allocated undercroft parking space.

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Wall mounted electric heater. Spotlights. Power points. Doors to all rooms and two storage cupboards - one housing the water tank.

LOUNGE/KITCHEN

22' 2" x 15' 8" (6.78m x 4.78m)

Laminate flooring throughout the open plan space. Pendant light fittings to lounge. Wall mounted electric heater. Modern kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink with mixer tap above, and electric hob with extractor above and oven beneath. Integrated appliances such as microwave, and dishwasher. Spotlights to ceiling. Power points.

MASTER BEDROOM

14' 10" x 10' 10" (4.53m x 3.31m)

Continuation of laminate flooring. Pendant light fitting. Wall mounted electric heater. Double glazed window with magnificent panoramic water views. Power points. Double glazed door leading to large, private balcony. Doors to en-suite shower room and walk-in-wardrobe.

ENSUITE SHOWER ROOM

8' 5" x 5' 6" (2.58m x 1.69m)

Fully tiled walls and flooring. Chrome heated towel rail. Extractor fan. Wall mounted mirror. Spotlights and pendant lighting. Concealed WC. Vanity wash hand basin with mixer tap above and storage beneath. Walk in shower cubicle with electric shower over.



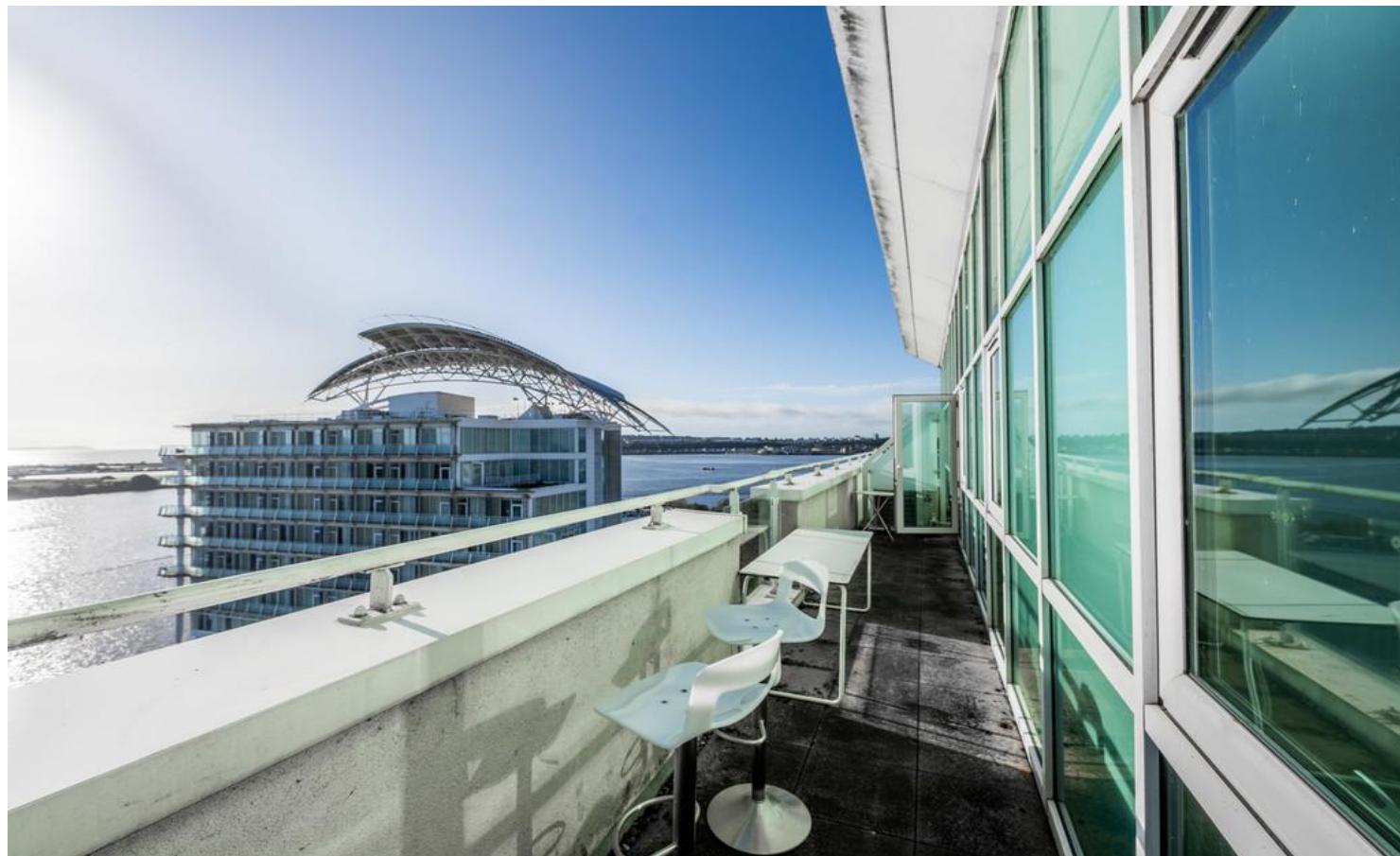
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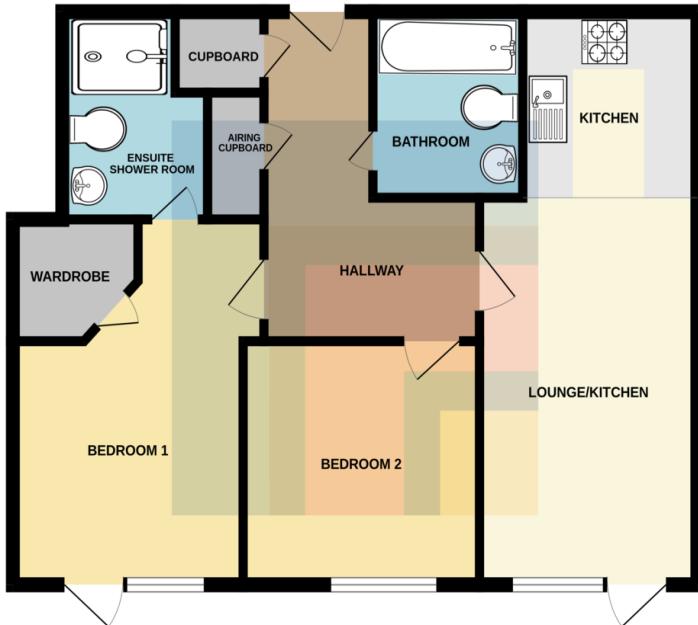


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Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is based on the information available to us and has not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			
81-91	B			
69-80	C			
55-68	D	68 D	78 C	
39-54	E			
21-38	F			
1-20	G			

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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