



HAYES APARTMENTS
THE HAYES
CARDIFF CF10 1BZ

ASKING PRICE OF
£160,000



STUDIO APARTMENT



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****IMMACULATE CITY CENTRE STUDIO APARTMENT* NO CHAIN**** MGY are pleased to present for sale a fifth floor, studio apartment within the popular city centre development, The Hayes. The spacious accommodation comprises of entrance hall to lounge/diner/bedroom, modern fitted kitchen and bathroom. The property further benefits from double glazing throughout, Juliette balcony, underfloor heating system and bike storage. 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 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

10' 9" x 3' 6" (3.30m x 1.09m)

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

LIVING AREA

16' 3" x 13' 6" (4.97m x 4.14m)

Double glazed uPVC French doors, leading to Juliette balcony overlooking the communal gardens. Additional double glazed uPVC window to front aspect. Ample natural daylight. Spacious living area. Wood flooring. Built in double wardrobe with mirrored sliding doors. Underfloor heating. Telephone point. TV Aerial point. Open plan living.

KITCHEN

8' 0" x 5' 7" (2.46m x 1.71m)

Modern kitchen. Fitted units, with work surfaces incorporating stainless steel sink, with dual tap. Ample storage. Under unit lighting. Built in oven, four ring electric hob and extractor hood over. Integrated dishwasher and fridge freezer. Extractor fan. Spotlights.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 398 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BATHROOM

7' 4" x 5' 5" (2.25m x 1.67m)

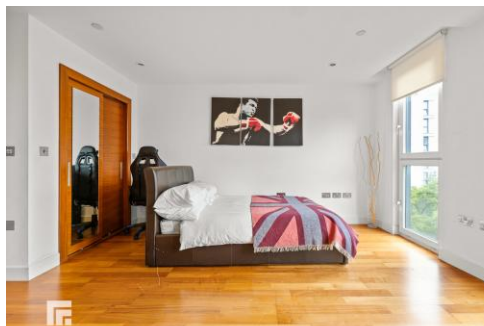
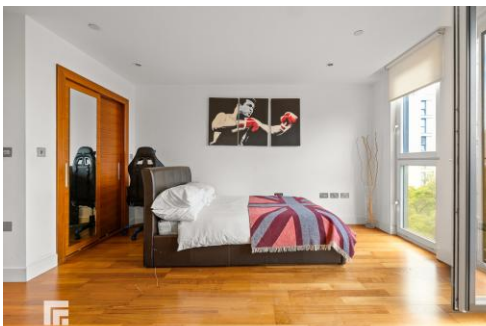
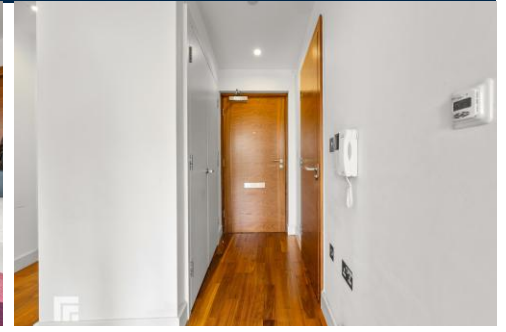
Tiled flooring. Fully tiled walls. Vanity enclosed wash hand basin, with dual tap. W.C, with dual flush. Panelled bath, with rainfall shower over and glass shower screen. Fitted mirrored and inset shelving. Shaver point. Extractor fan. Heated towel rail. Spotlights.

TENURE

MGY are advised that the property is leasehold, with a term of 150 years from 2008. Service charges of approx. £1351.04 per annum, which includes building insurance, lift maintenance, secure fob access, video entry intercom system, CCTV, onsite caretaker, maintenance of internal and external communal areas/communal gardens, regular cleaning and refuse disposal and bike storage. Ground rent approx. £200 per annum.

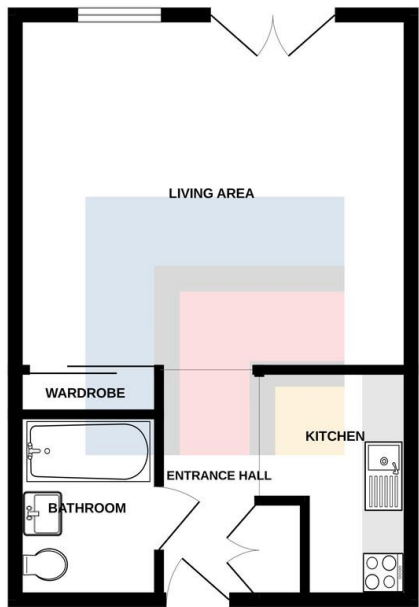


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FIFTH FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

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