



SCHOONER WHARF
SCHOONER DRIVE
CARDIFF CF10 4ET

ASKING PRICE OF
£169,950



ONE BEDROOM APARTMENT



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****IDEAL FIRST TIME PURCHASE* TOP FLOOR APARTMENT* NO CHAIN**** MGY are pleased to present for sale an immaculately presented one bedroom, sixth floor apartment, in the popular Schooner Wharf development. Conveniently situated between Cardiff Bay and the City Centre. The spacious accommodation comprises entrance hall, open plan living/ dining room with balcony, modern kitchen, double bedroom and bathroom. Ideal first time purchase or investment. Street parking nearby. Viewing highly recommended. EWS1 form in place. No chain.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 505 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via wooden door, with security spy hole. Wood effect laminate flooring. Wall mounted electric panel heater. Large storage cupboard, housing hot water tank. Wall mounted security intercom system.

LOUNGE/KITCHEN/DINER

23' 8" x 10' 0" (7.22m x 3.06m)

Double glazed uPVC floor to ceiling windows to front. Wood effect laminate flooring. Wall mounted electric panel heater. TV Aerial point. Telephone point. Modern fitted units, with work surfaces incorporating stainless steel sink, with dual tap. Ample storage. Tiled splash back. Integrated Zanussi oven and four ring electric Zanussi hob, with stainless steel extractor hood over. Splash back. Extractor fan. Integrated fridge freezer. Space for washing machine. Spotlights.

BALCONY

Large decked balcony with ample sun. Accessed from the living room.

BEDROOM

12' 3" x 10' 6" (3.74m x 3.22m)

Large double glazed uPVC windows to front. Ample natural daylight. Spacious double bedroom. Carpeted flooring. Large custom fitted wardrobes. TV Aerial point. Wall mounted electric panel heater.

BATHROOM

6' 10" x 5' 6" (2.09m x 1.70m)

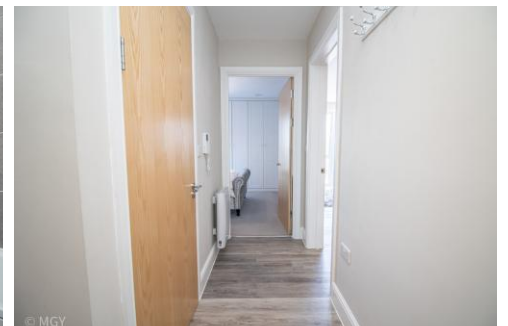
Wood effect laminate flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Pedestal wash hand basin. W.C. Wall mounted mirrored vanity unit. Heated towel rail.

TENURE

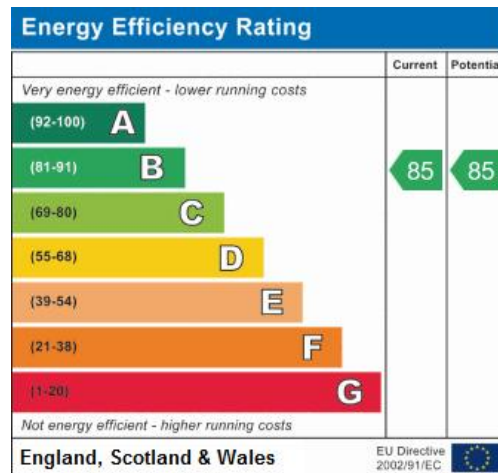
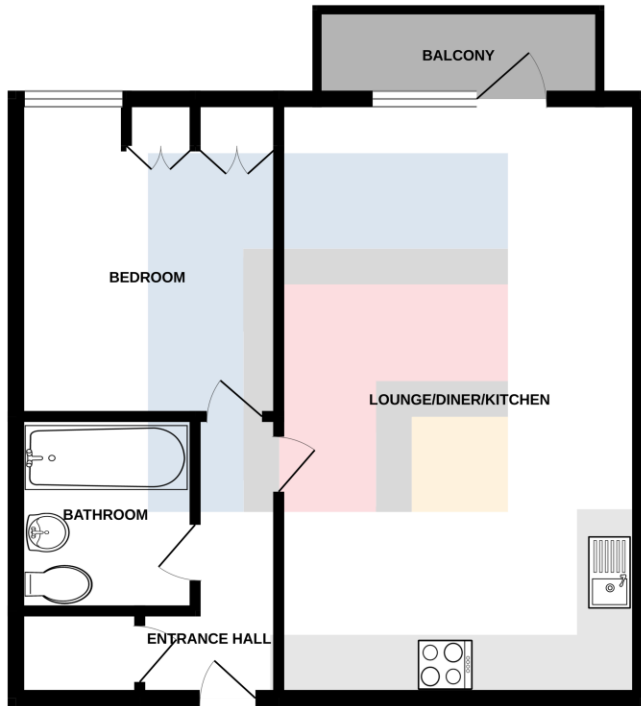
MGY are advised that the property is leasehold, with a term of 250 years from 2017. Low service charges of £853.55 per annum, which includes lift maintenance, video entry intercom system, secure fob access, CCTV, maintenance of internal and external communal areas, regular cleaning, refuse disposal and bike storage. Ground rent £125 per annum. Building insurance £388.54 per annum. NHBC Warranty cover in place



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CARDIFF 029 2046 5466

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



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