



RERESBY COURT
HEOL GLAN RHEIDOL
CARDIFF CF10 5NR

ASKING PRICE OF
£158,250



TWO BEDROOM APARTMENT



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****IMMACULATE TOP FLOOR, TWO BEDROOM APARTMENT**** MGY are pleased to present for sale, a spacious two double 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, modern fitted kitchen, bathroom, two double bedrooms, one with en-suite. The property further benefits from double glazing throughout, security entry intercom system, underfloor heating and an allocated parking space. Ideal first time purchase. Viewing highly recommended.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 635 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via wooden door. Carpeted flooring. Three storage cupboards, one housing new hot water tank. Wall mounted security intercom system. Thermostat.

LOUNGE/KITCHEN/DINER

22' 3" x 14' 9" (6.80m x 4.50m)

Large double glazed uPVC floor to ceiling windows to front. Additional double glazed uPVC window to side. Ample natural daylight. Carpeted flooring. Telephone point. TV aerial point. Thermostat. Open plan living. Kitchen, with modern fitted units and work surfaces incorporating stainless steel sink. Ample storage. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splash back. Vinyl tile effect flooring to kitchen. Extractor fan. Integrated dishwasher and fridge freezer. Space for washer/ dryer.

MASTER BEDROOM

12' 2" x 9' 10" (3.73m x 3.01m)

Double glazed uPVC windows to front. Carpeted flooring. Telephone point. TV Aerial point. Thermostat. Door to:-

EN-SUITE

5' 11" x 5' 10" (1.82m x 1.80m)

Modern en-suite/ Carpeted flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Heated towel rail. Extractor fan.

BEDROOM TWO

9' 10" x 9' 5" (3.01m x 2.88m)

Second double bedroom. Double glazed uPVC windows to front aspect. Carpeted flooring. Telephone point. TV Aerial point. Thermostat.

BATHROOM

6' 6" x 6' 2" (1.99m x 1.88m)

Modern bathroom. Part tiled walls. Panelled bath. Pedestal wash hand basin. W.C. Heated towel rail. Extractor fan. Shaver point. Carpeted flooring.

PARKING

Secure barrier access, to an allocated parking space.

TENURE

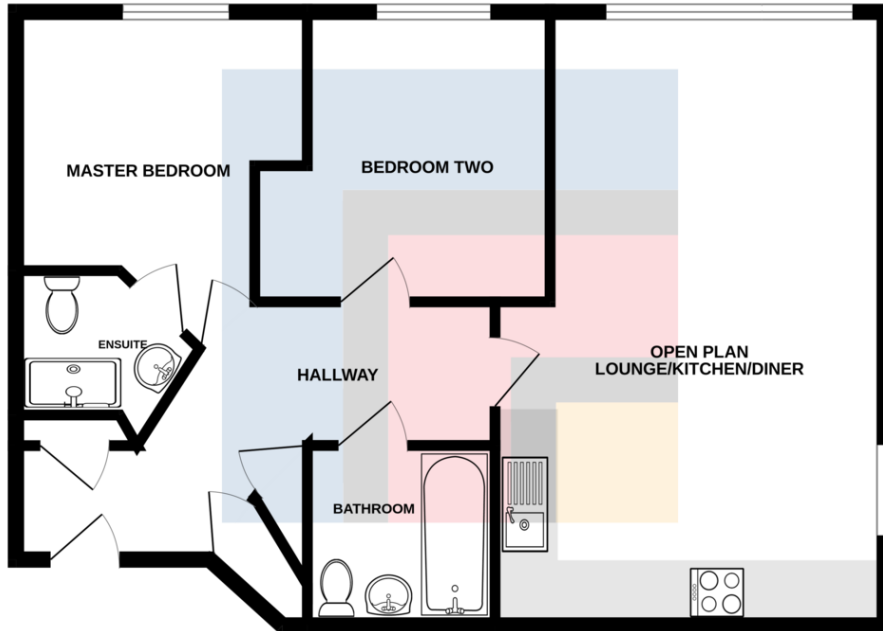
MGY are advised that the property is leasehold, with a term of 150 years from 2004. Service charges of £1,342.49 per annum, which includes a security entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, barrier access to an allocated parking space and parking management. Building insurance £978.78 per annum. Ground rent £309.89 per annum.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	67 D
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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