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CARDIFF

VALE

CAERPHILLY

BRISTOL




*Magretian Place*

CARDIFF BAY



*Immaculate two double bedroom apartment with en-suite and parking.*

Comments by Mrs Amanda Trinder

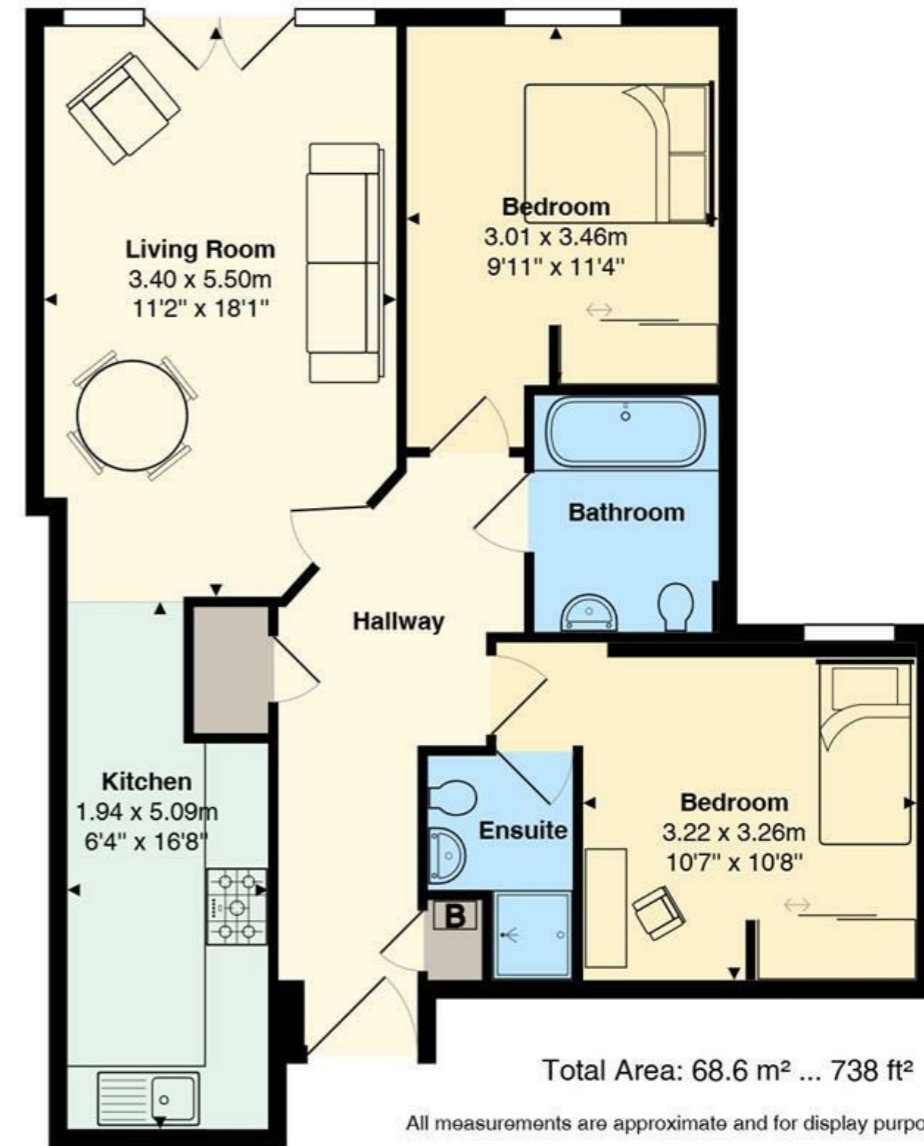


**Property Specialist**  
**Mrs Amanda Trinder**  
Senior valuer  
amanda@jeffreycross.co.uk



Comments by the Homeowner

## South Mews





# Magretian Place

Cardiff Bay, Cardiff, CF10 4DR

Offers Over

£215,000



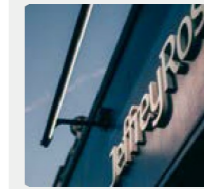
2 Bedroom(s)



2 Bathroom(s)



738.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

**\*\*Offers Over £215,000 \*\*** Jeffrey Ross are pleased to bring to the market this beautifully presented two double bedroom apartment. The property benefits from secure communal entrance hall, internal entrance hall, open plan lounge/ dining room, stunning modern kitchen with integrated appliances, two double bedrooms one with en-suite and family bathroom. Outside there is secure parking with an undercroft allocated parking space. Situated in the prime location of Lloyd George avenue Cardiff bay, a stones throw away from Cardiff City centre and Cardiff central station.

**\*\* Chain Free \*\***



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**Communal Entrance Hall**

**Entrance Hall**

**Lounge / Dining |Room 11'2 x 18'1 (3.40m x 5.51m)**

**Kitchen 16'8 x 6'4 (5.08m x 1.93m)**

**Bedroom One 10'7 x 10'8 (3.23m x 3.25m)**

**En-Suite**

**Bedroom Two 9'11 x 11'4 (3.02m x 3.45m)**

**Bathroom**

**Tenure**

Leasehold with a 999 year lease from 2002 This is to be confirmed with your legal representative.

**Council Tax**

Band F

**Parking**

One allocated undercroft parking space.

**Service Charge**

£3,200 pa

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 