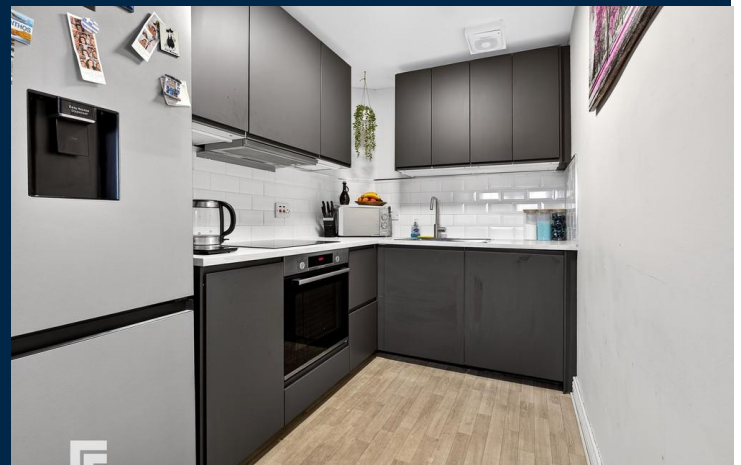




**BEATTY COURT**  
SCHOONER WAY  
CARDIFF CF10 4DU

OFFERS IN EXCESS OF  
**£200,000**



**TWO BEDROOM APARTMENT**



**2**



**2**



**2**



**1**

**\*\*STUNNING WATER VIEWS\*\*** TWO DOUBLE BEDROOMS\*\* MGY are pleased to present for sale a spacious two bedroom, second floor waterfront apartment within the popular Atlantic Wharf development, Beatty Court. The development is located within walking distance to the City Centre and Cardiff Bay. The immaculate apartment briefly comprises large hallway, lounge/diner, modernised kitchen, two double bedrooms, master with en-suite and bathroom. The spacious property further benefits from stunning water views, two Juliette balconies, double glazing throughout and parking. Ideal first time purchase or investment. Viewing highly recommended.

#### ENTRANCE HALL

Entered via wooden door, with letter box. Wood effect flooring. Wall mounted security entry intercom system. Two storage cupboards, one housing hot water tank. Wall mounted electric panel heater. Doors to all rooms.

#### LOUNGE/DINER

14' 11" x 10' 9" (4.55m x 3.29m)  
Double glazed doors leading to Juliette balcony. Stunning water views. Wood effect flooring. TV and telephone point. Coving to ceiling. Additional wall mounted lighting. Opening to modern kitchen.

#### KITCHEN

9' 3" x 6' 5" (2.84m x 1.96m)  
Modernised 'IKEA' kitchen. Wall and base units, with work surfaces incorporating stainless steel sink and tiled splashback. Integrated oven, with four ring electric hob and extractor hood over. Space for fridge freezer. Integrated washing machine. Wood effect flooring. Extractor fan.

#### MASTER BEDROOM

16' 8" x 12' 7" (5.09m x 3.84m)  
Extremely spacious master bedroom. Double glazed window to front aspect, with stunning water views. Ample natural daylight. Wood effect flooring. Wall mounted electric panel heater. Double glazed patio doors leading to Juliette balcony. Door to:-

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 958 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

#### EN-SUITE

5' 10" x 5' 5" (1.78m x 1.66m)  
Modernised en-suite. Tiled Flooring. Vanity enclosed wash hand basin with mixed tap over and tiled splashback. Corner cubicle with mains shower. W.C. Extractor fan. Shaver point.

#### BEDROOM TWO

9' 10" x 8' 9" (3.02m x 2.68m)  
Second double bedroom. Double glazed window to front aspect, with stunning water views. Wood effect flooring.

#### BATHROOM

6' 9" x 5' 9" (2.06m x 1.77m)  
Part tiled walls. Pedestal wash hand basin with mixer tap over. Panelled bath, with electric shower over and glass shower screen. W.C. Shaver point. Extractor fan.

#### PARKING

Secure barrier access, to off-road parking

#### TENURE

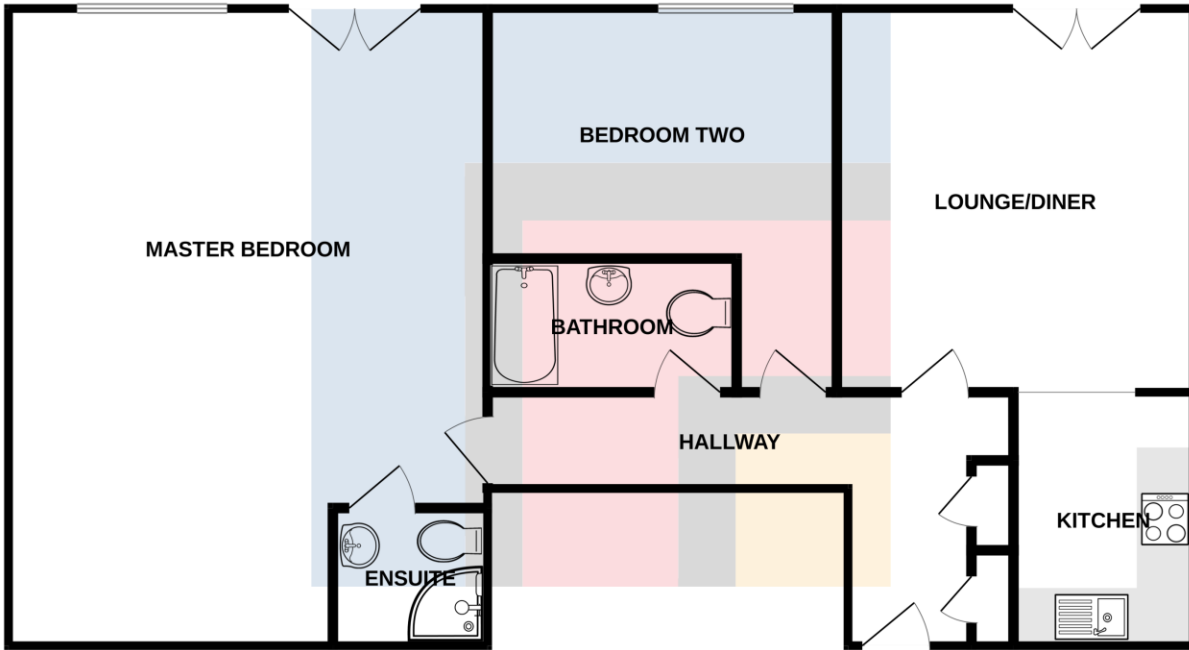
MGY are advised that the property is leasehold, with a lease of 125 years from 1989. Service charges of £2,134 per annum, which includes building insurance, security entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure barrier access to allocated parking and parking management. No ground rent.



# BEATTY COURT, SCHOONER WAY, CARDIFF CF10 4DU



# BEATTY COURT, SCHOONER WAY, CARDIFF CF10 4DU



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	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



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

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.

**MGY.CO.UK**