



HARROWBY STREET
CARDIFF BAY
CF10 5GA

ASKING PRICE OF
£175,000



TWO BEDROOM APARTMENT



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****CHAIN FREE - IDEAL INVESTMENT OR FIRST TIME PURCHASE**** MGY are delighted to bring to market this immaculately presented chain free, two double bedroom, top floor apartment situated within the popular location, Harrowby Street. Walking distance to Mermaid Quay and the City Centre. The larger than average accommodation briefly comprises entrance hallway, open plan lounge/kitchen/diner, two double bedrooms - master ensuite shower room, and bathroom. The property further benefits from double glazing and gas central heating throughout, one allocated parking space, security entry intercom system and is chain free. *Viewing highly recommended*

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 829 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from communal hallway. Carpet to floor. Pendant light fitting. Radiator. Doors to all rooms and two storage cupboards.

LOUNGE/KITCHEN/DINER

23' 2" x 13' 5" (7.08m x 4.11m)
Carpet to lounge and vinyl flooring to kitchen. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating 1.5 stainless steel sink with drainer and hot and cold tap over, and four ring electric hob with extractor above and oven beneath. Integrated appliances such as fridge/freezer and dishwasher. Space and plumbing for washing machine. Breakfast bar with space beneath for seating. Double glazed uPVC window to front aspect and double glazed French doors leading to Juliet balcony overlooking front aspect. Pendant lighting. Power points. TV and telephone point. Radiator.

MASTER BEDROOM

10' 3" x 12' 1" (3.13m x 3.69m)
Carpet to floor. Double glazed uPVC window to rear aspect. Pendant light fitting. Power points. Radiator. Door to :-

ENSUITE SHOWER ROOM

4' 6" x 8' 0" (1.38m x 2.45m)
Vinyl flooring. Partially tiled walls. Pendant light fitting. Extractor. Radiator. Walk in shower cubicle with mains powered shower over. WC. Pedestal wash hand basin with hot and cold tap over.

BEDROOM TWO

8' 7" x 12' 3" (2.64m x 3.74m)
Carpet to floor. Double glazed uPVC window to rear aspect. Power points. Radiator. Pendant light fitting.

BATHROOM

5' 6" x 10' 0" (1.69m x 3.07m)
Vinyl flooring. Partially tiled walls. White three-piece-suite comprising WC, panelled bath with hot and cold tap over and mains powered shower above, and pedestal wash hand basin with hot and cold tap over. Extractor. Pendant light fitting. Double glazed obscure window to side aspect. Radiator.

PARKING

One allocated parking space to rear.

TENURE

MGY are advised that the property is leasehold, with a term of 150 years from 2004. Service charges of approx. £1,193.50 per annum, which includes security entry intercom system, caretaker, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage and barrier access to an allocated parking space. Buildings insurance is approx. £1,425.00 per annum. Ground rent approx. £309.91 per annum per annum.

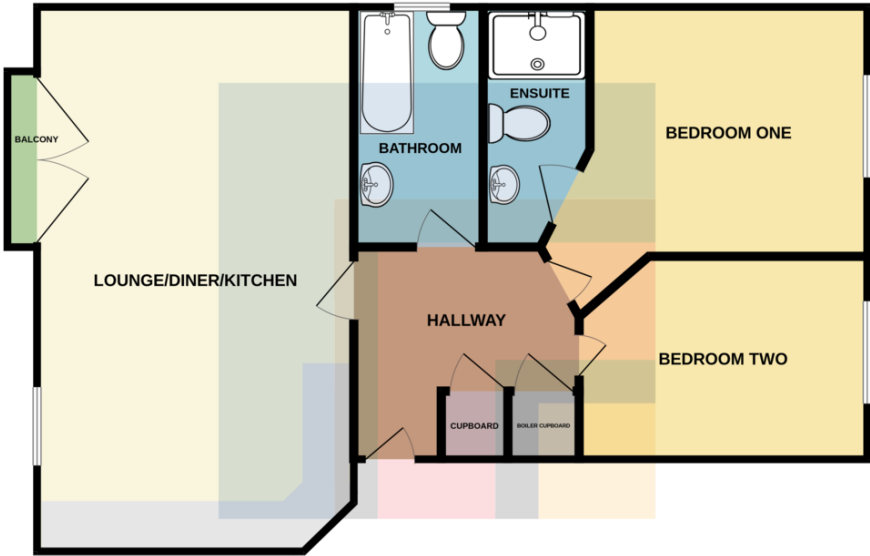


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TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 73 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



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