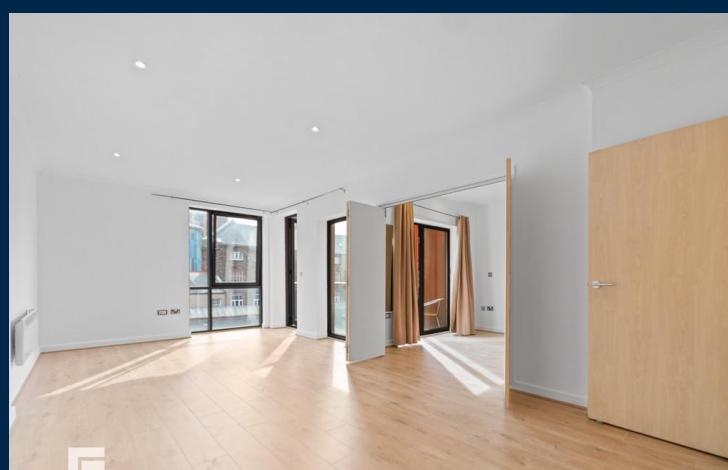




DRAY COURT
CAROLINE STREET
CITY CENTRE
CARDIFF CF10 1FQ

ASKING PRICE OF

£160,000



ONE BEDROOM APARTMENT



TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 786 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM

10' 3" x 9' 8" (3.14m x 2.96m)

Laminate flooring. Double glazed uPVC door leading to balcony. Power points. Wall mounted electric heaters. Spotlights. Built in double wardrobe with sliding doors.

BATHROOM

9' 10" x 7' 5" (3.01m x 2.27m)

Tiled flooring and partially tiled walls. Walk in shower cubicle with mains powered shower over. Vanity wash hand basin with mixer tap over and storage beneath. WC. Wall mounted mirror. Panelled bath with hot and cold tap over. Extractor. Pendant light fitting. Chrome heated towel rail. Accessed from both the bedroom and hallway.

BALCONY

Large balcony with new composite decking and glass surround. External lighting. Accessed from the living room and bedroom.

TENURE

MGY have been advised that the property is leasehold with a term of 198 years from 2003. Service charges of £3,747.76 per annum, which includes water rates, building insurance, security video entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal. Ground rent £100 per annum.

LOCATION

Dray Court development is situated in a prime location, in the heart of the City Centre, with numerous bars and restaurants on its doorstep. Ample shops, including St Davids and St Davids 2 shopping centres, which are a stone's throw away. Cardiff central train station and public transport is within close proximity, linking to surrounding areas of Cardiff. A fantastic location to enjoy the vibrant city.

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Wall mounted video entry intercom system. Pendant light fitting. Doors to lounge/diner, bathroom and two storage cupboards, one housing hot water tank.

LOUNGE/DINER

23' 5" x 11' 2" (7.14m x 3.42m)

Continuation of laminate flooring. Spotlights. Wall mounted electric heaters. TV and telephone point. Power points. Two double glazed uPVC windows providing exceptional views over the City Centre. Opening to kitchen. Doors to bedroom.

KITCHEN

9' 1" x 7' 1" (2.78m x 2.17m)

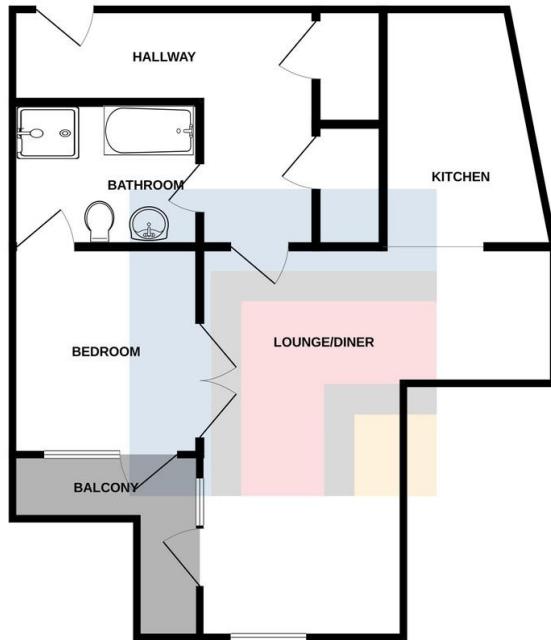
Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink and drainer with mixer tap over and four ring electric hob with oven beneath and extractor over. Tiled splashback. Integrated appliances such as dishwasher, fridge/freezer and washing machine. Power points. Pendant light fitting.



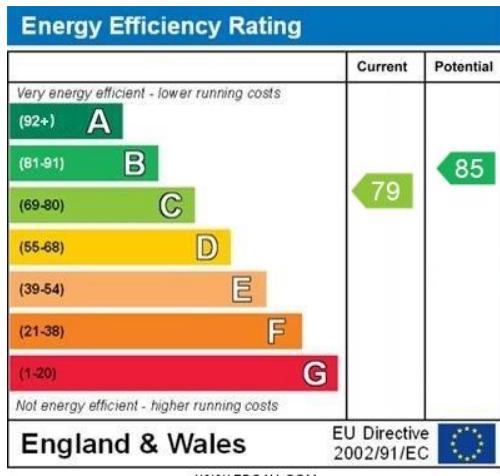
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Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchasers. The measurements and floor areas shown have not been tested and no guarantee as to their operability or efficiency can be given.



CARDIFF 029 2046 5466

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South Glamorgan, CF10 5EE



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