



**ST STEPHENS MANSIONS**  
MOUNT STUART SQUARE  
CARDIFF CF10 5LQ

ASKING PRICE OF  
**£145,000**



**ONE BEDROOM APARTMENT**



**1**



**1**



**1**



**1**

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 635 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**\*\*IDEAL FIRST TIME PURCHASE\* NO CHAIN\*\*** MGY are pleased to present for sale a spacious one bedroom, third floor apartment located within the popular St Stephens Mansions development, in Cardiff Bay. The accommodation briefly comprises of an entrance hall, living/dining room, separate kitchen, large double bedroom and bathroom. The development benefits from secure gated parking, with an allocated parking space. Viewing highly recommended.

#### PARKING

Gated access to an allocated parking space.

#### TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2002. Service charges of £1,987.54 per annum, which includes building insurance, water rates, secure fob access, video entry intercom system, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated access to an allocated parking space and parking management. Ground rent £173.34 per annum.

#### ENTRANCE HALL

Entered via wooden door, with security spy hole. Video entry intercom system. Laminate wood effect flooring. Built in storage cupboard, housing hot water tank. Wall mounted electric panel heater.

#### LIVING ROOM

15' 3" x 13' 7" (4.66m x 4.15m)

Double glazed uPVC windows, to front aspect. Laminate wood effect flooring. TV Aerial point. Telephone point. Wall mounted electric panel heater. Spotlights.

#### KITCHEN

9' 5" x 7' 5" (2.89m x 2.28m)

Separate kitchen. Tiled flooring. Part tiled walls. Fitted units with work surfaces incorporating stainless steel sink. Built in four ring electric hob, oven and extractor fan over. Integrated microwave, fridge freezer and washing machine. Plinth heater.

#### BEDROOM

13' 5" x 11' 9" (4.11m x 3.60m)

Double glazed uPVC windows, to front aspect. Large double bedroom. Laminate wood effect flooring. Built in wardrobe. TV Aerial point. Telephone point. Wall mounted electric panel heater.

#### BATHROOM

7' 2" x 6' 3" (2.19m x 1.93m)

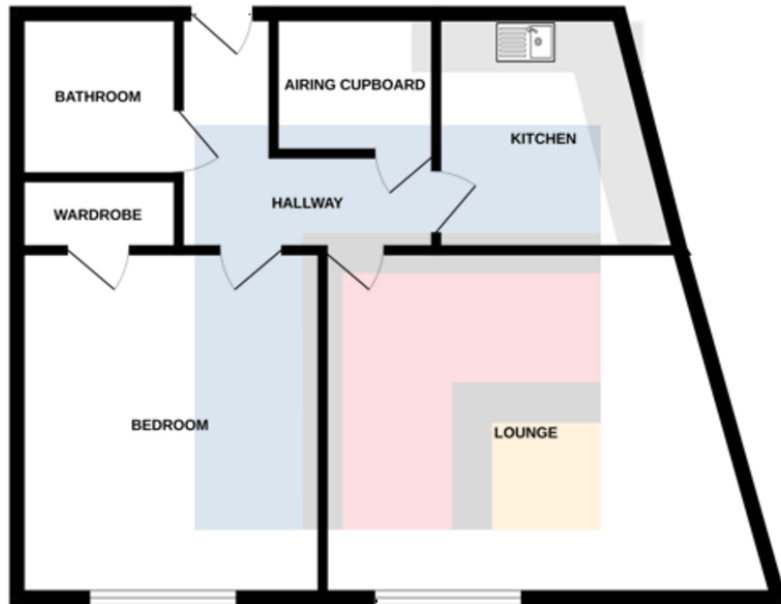
Tiled flooring. Fully tiled walls. Panelled bath with shower over and glass shower screen. Vanity enclosed wash hand basin. W.C. Wall mounted mirror, with lighting. Heated towel rail. Extractor fan. Shaver point. Spotlights.



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Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over the years.  
Made with Welcome 2.0.2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**CARDIFF** 029 2046 5466

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