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CARDIFF

VALE

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BRISTOL



Magretian Place

CARDIFF BAY



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

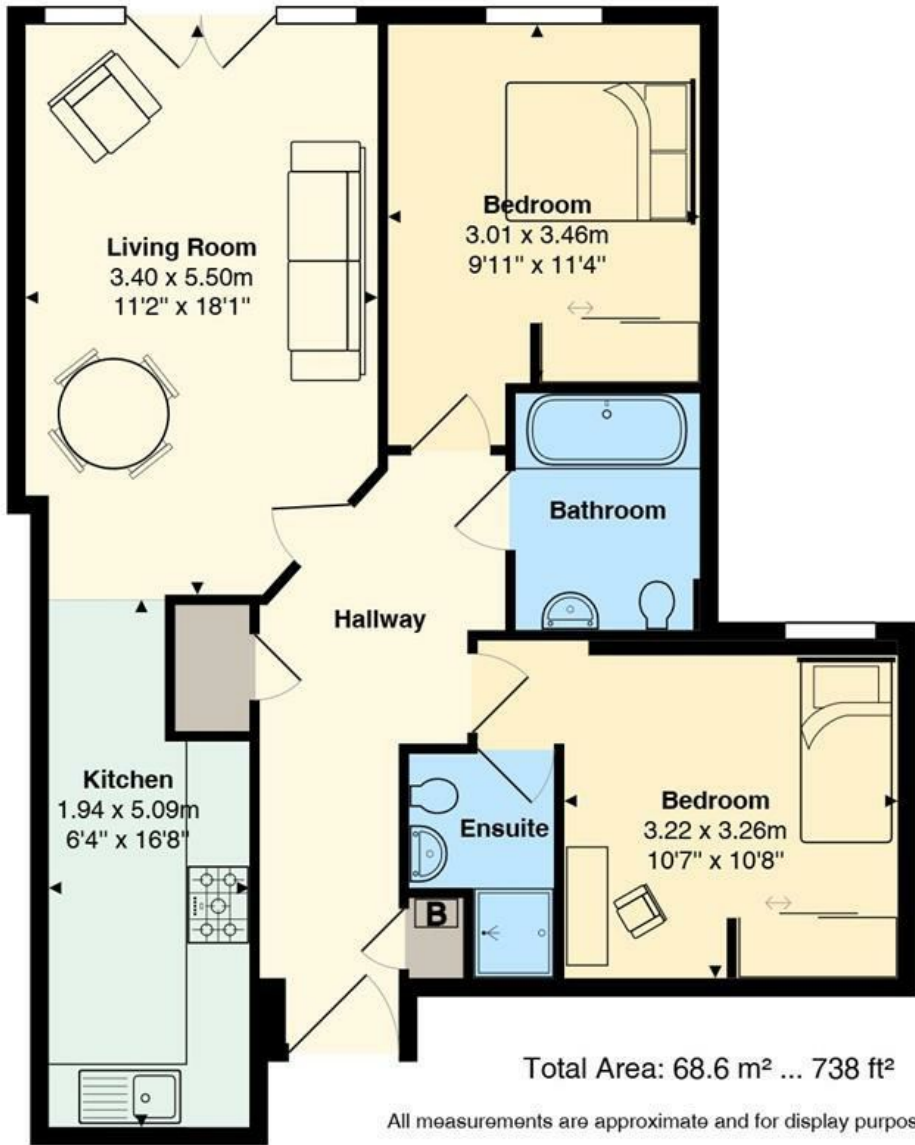
Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer

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South Mews



Comments by the Homeowner





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 under croft 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 ****



Communal Entrance Hall	Parking
Entrance Hall	One allocated undercroft parking space.
Lounge / Dining Room 11'2 x 18'1 (3.40m x 5.51m)	Service Charge
Kitchen 16'8 x 6'4 (5.08m x 1.93m)	£3,200 pa
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	





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		
England & Wales		EU Directive 2002/91/EC 

