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CARDIFF

VALE

CAERPHILLY

BRISTOL




Magretian Place

CARDIFF BAY



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

Comments by Mrs Amanda Trinder

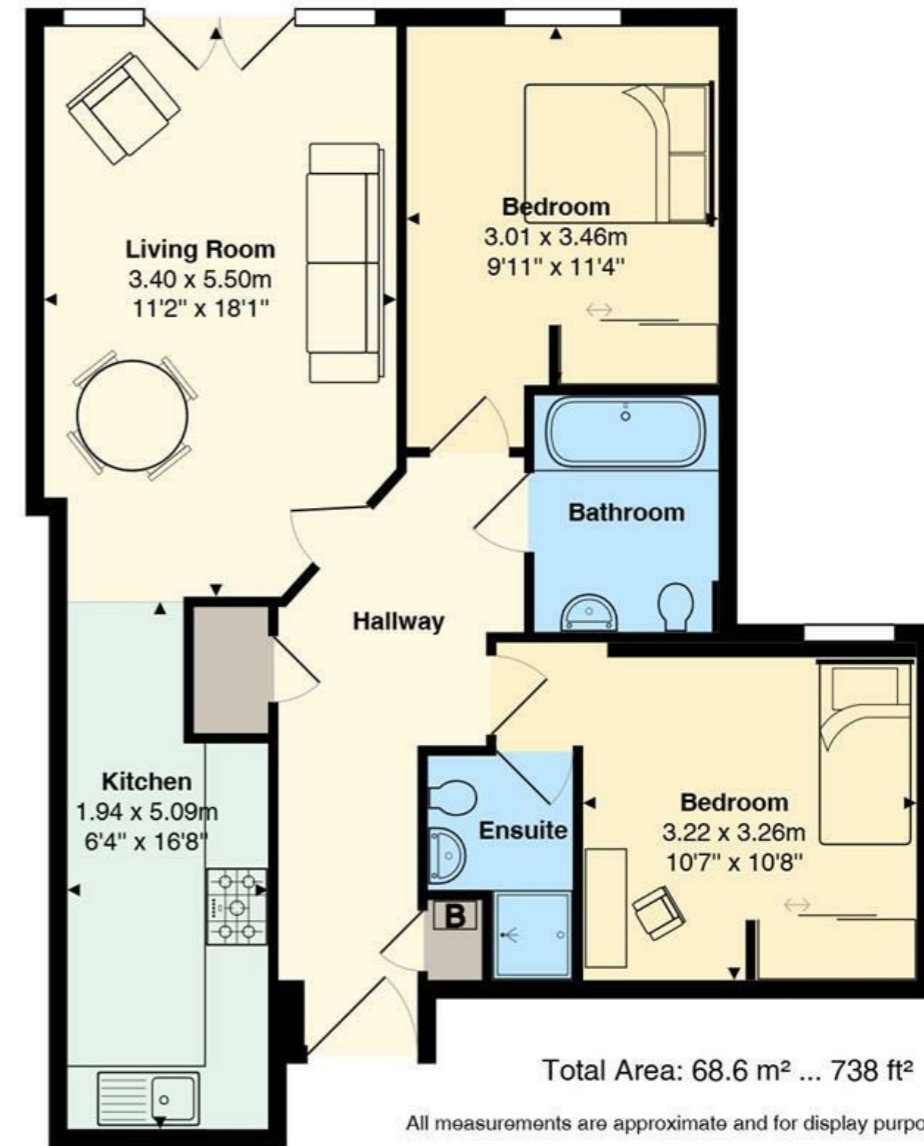


Property Specialist
Mrs Amanda Trinder
Senior valuer
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Comments by the Homeowner

South Mews





Magretian Place

Cardiff Bay, Cardiff, CF10 4DR

Offers Over

£210,000



2 Bedroom(s)



2 Bathroom(s)



738.00 sq ft



Contact our
Penylan Branch

02920 499680

****Offers Over £210,000 **** 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 undercroft 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

Entrance Hall

Lounge / Dining |Room 11'2 x 18'1 (3.40m x 5.51m)

Kitchen 16'8 x 6'4 (5.08m x 1.93m)

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

Parking

One allocated undercroft parking space.

Service Charge

£3,200 pa

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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 