

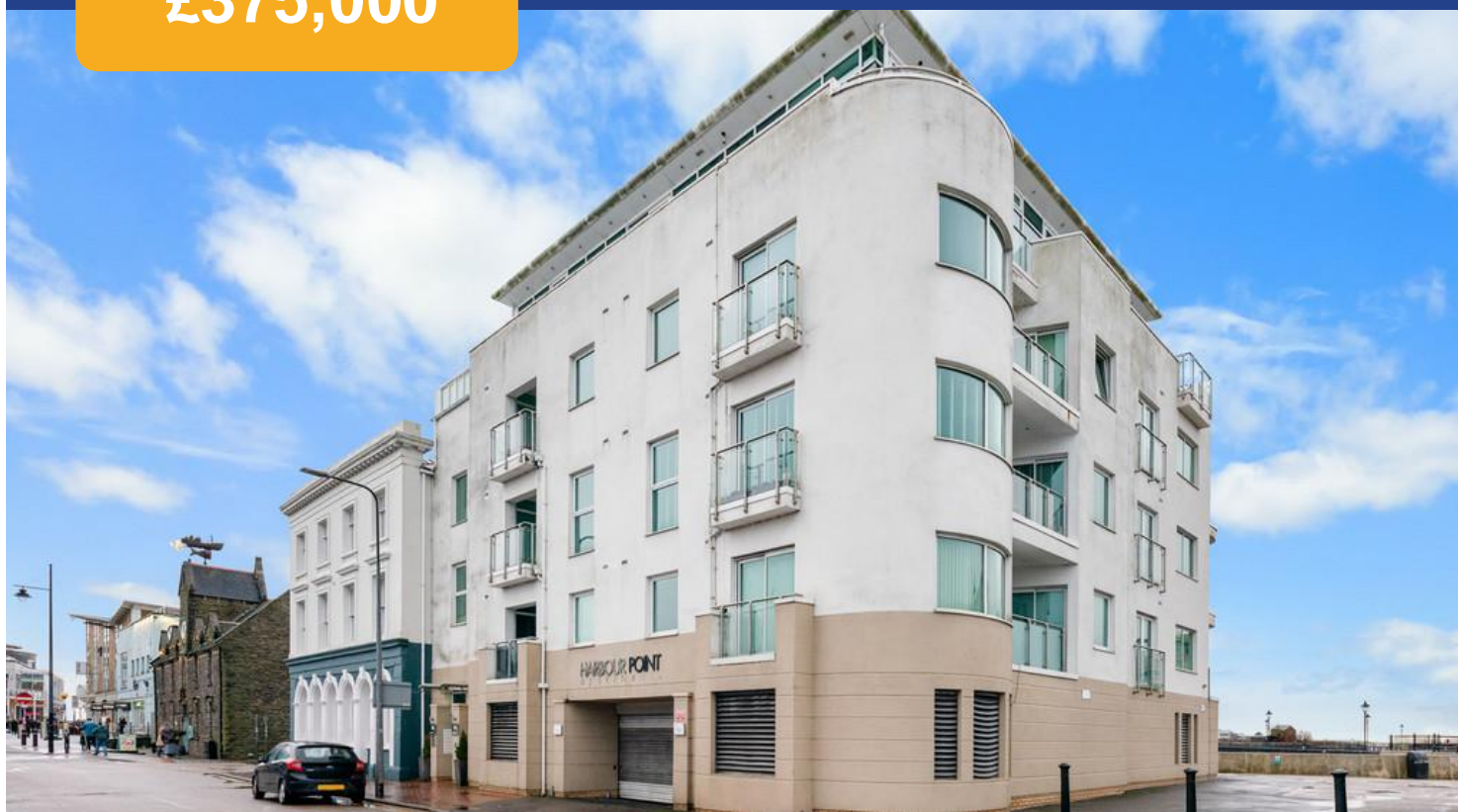
# Harbour Point, Cardiff Bay, Cardiff, CF10 5BW



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£375,000**



Two Bedroom Apartment



# Property Description

**\*\*SUPERB MODERNISED APARTMENT WITH TERRACE\* NO CHAIN\*\*** MGY are delighted to bring to market this spacious and modern, two double bedroom apartment located on the first floor of the highly sought after development, Harbour Point. The property is within walking distance of Cardiff Bay train station and Mermaid Quay, which offers a range of bars, shops, cafes and restaurants. The immaculate accommodation briefly comprises of open plan lounge/diner/kitchen, two double bedrooms (master en-suite) and bathroom. The property also benefits from a large private south facing terrace with fantastic water views, under floor heating to living area, double glazed green tinted windows throughout, air purifying system and an allocated undercroft parking space. Rarely available. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 820 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door with security spy hole. Spacious hallway. Mandarin stone flooring. Wall mounted video entry intercom system. Storage cupboard housing new hot water tank. Wall mounted electric panel heater. Smoke alarm. Spotlights.

## LOUNGE/DINER

23' 4" x 13' 8" (7.12m x 4.18m)  
Double glazed uPVC sliding doors leading onto private terrace, overlooking Cardiff Bay. Additional double glazed French doors and uPVC window to side. Ample natural daylight. Spacious living area. Tiled flooring with underfloor heating. Two additional wall mounted electric panel heaters. Pendant light fitting. Power points. TV and Telephone point.

## KITCHEN

9' 6" x 7' 9" (2.92m x 2.38m)  
Fully fitted and modernised kitchen with a range of wall, base and drawer units with Granite worktops incorporating stainless steel sink. Ample storage with under unit lighting. Mandarin stone flooring. Bubble mosaic splash back. Built in double oven with microwave and grill. Flex induction hob with extractor hood over. Integrated fridge freezer, washer/dryer, wine cooler and dishwasher. Extractor fan. Spotlights.

## MASTER BEDROOM

18' 7" x 10' 8" (5.67m x 3.27m)  
Double glazed uPVC windows overlooking Cardiff Bay. Additional double glazed uPVC door, leading to large terrace. Spacious double bedroom. Carpeted flooring. Built in double wardrobe. Pendant light fitting. Wall mounted electric panel heater. Power points. Door leading to en-suite.

## EN-SUITE

6' 7" x 5' 8" (2.03m x 1.75m)  
Modern en-suite. Travertine stone tiling to walls and flooring. Wall mounted wash hand basin with mixer tap over. W.C. Large shower cubicle. Inset storage with lighting. Wall mounted mirror with lighting. Shaver point. Heated towel rail. Extractor fan. Spotlights.

## BEDROOM TWO

11' 9" x 8' 4" (3.59m x 2.56m)  
Double glazed uPVC door, leading to large terrace. Double bedroom. Carpeted flooring. Built in single wardrobe. Wall mounted electric panel heater. Pendant light fitting. Power points.

## BATHROOM

7' 5" x 6' 1" (2.27m x 1.87m)  
Modern en-suite. Travertine stone tiling to walls and flooring. Wall mounted wash hand basin with mixer tap over. W.C. Tiled bath, with shower attachment. Inset storage with lighting. Additional inset mirrored vanity unit. Heated towel rail. Extractor fan. Spotlights.

## TERRACE

Large private south facing balcony, with fantastic views overlooking Cardiff Bay. Paved, with glass surround. External heater. Sheltered with spotlights. Accessed from the living room, master bedroom and bedroom two.

## PARKING

Secure fob access to an allocated undercroft parking space. Electric roller door to entrance.

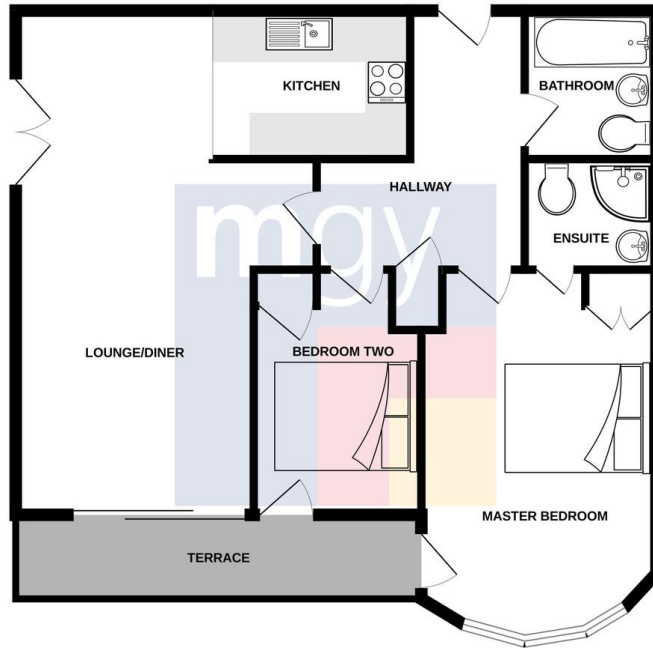
## TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2002. Service charges of £3,792 per annum, which includes water rates, building insurance, lift maintenance, CCTV, video entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure fob access to an allocated undercroft parking space. Ground rent £150 per annum.

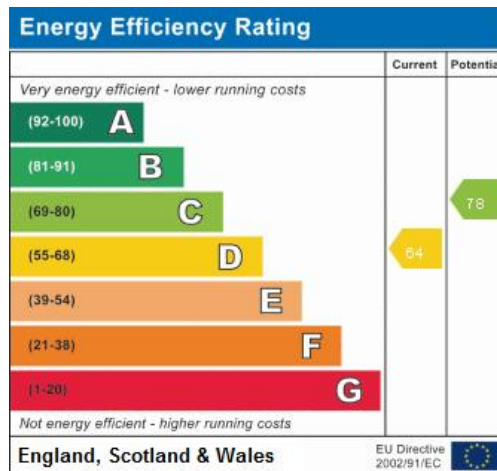
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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