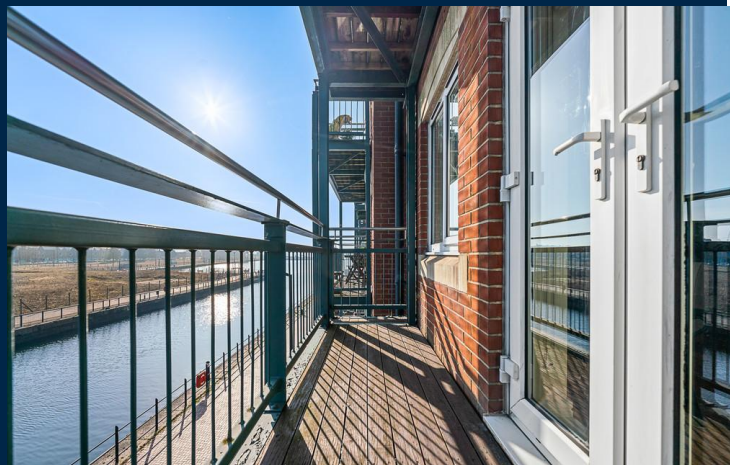




**ADVENTURERS QUAY**  
CARDIFF CF10 4NR

ASKING PRICE OF  
**£215,000**



**SECOND FLOOR APARTMENT**



**2**



**2**



**2**



**1**

**\*\*WATERFRONT APARTMENT\* NO CHAIN\*\***  
MGY are pleased to present for sale a spacious two bedroom, second floor apartment, in the much sought after gated development, Adventurers Quay. The accommodation comprises of entrance hall, open plan lounge/diner, fitted kitchen, master bedroom with en-suite, second double bedroom, bathroom and large balcony with water views. The property further benefits from double glazing throughout, bike storage, an allocated parking space and visitor parking. EWS1 form. No chain. Viewing highly recommended.

#### ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway, with video entry intercom system. Laminate wood effect flooring. Smoke alarm. Wall mounted electric panel heater. Two storage cupboards, one housing hot water tank.

#### LOUNGE/DINER

17' 5" x 14' 8" (5.32m x 4.48m)

Entered via wooden double doors. Double glazed uPVC window to front and French doors leading to large balcony, with stunning water views. Additional double glazed uPVC window to side. Ample natural daylight. Laminate wood effect flooring. Wall mounted electric panel heater. TV Aerial point. Telephone point.

#### KITCHEN

10' 11" x 8' 0" (3.35m x 2.45m)

Double glazed uPVC window to side. Large glass panel to living room. Tiled flooring. Part tiled walls. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage, with under unit lighting. Built in oven and four ring electric hob, with stainless steel extractor hood over. Space for fridge freezer, washing machine and dishwasher. Extractor fan.

#### MASTER BEDROOM

15' 4" x 11' 6" (4.68m x 3.53m)

Large double glazed uPVC windows to rear. Laminate wood effect flooring. Two built in double wardrobes. Additional built in single wardrobe. TV Aerial point. Telephone point. Wall mounted electric panel heater. Door leading to:-

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 772 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### EN-SUITE

8' 4" x 5' 6" (2.56m x 1.69m)

Tiled flooring. Part tiled walls. Double shower cubicle. Pedestal wash hand basin. W.C. Shaver point. Wall mounted mirror. Extractor fan. Wall mounted mirrored vanity unit. Heated towel rail.

#### BEDROOM TWO

10' 11" x 7' 0" (3.35m x 2.15m)

Double glazed uPVC windows to side. Double bedroom. Laminate wood effect flooring. Telephone point. Wall mounted electric panel heater.

#### BATHROOM

8' 2" x 5' 7" (2.51m x 1.71m)

Tiled flooring. Part tiled walls. Panelled bath. Pedestal wash hand basin. W.C. Large wall mounted mirror, with lighting over. Extractor fan.

#### PARKING

Secure gated fob access to one allocated parking space. Visitor parking.

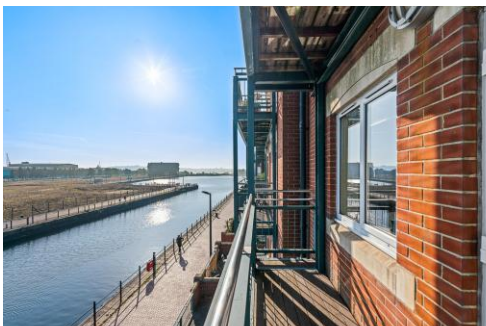
#### TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from 1997. Service charges of £3,414.68 per annum, which includes water rates, building insurance, lift maintenance, secure gated fob access, video entry intercom system, onsite caretaker, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £50 per annum.

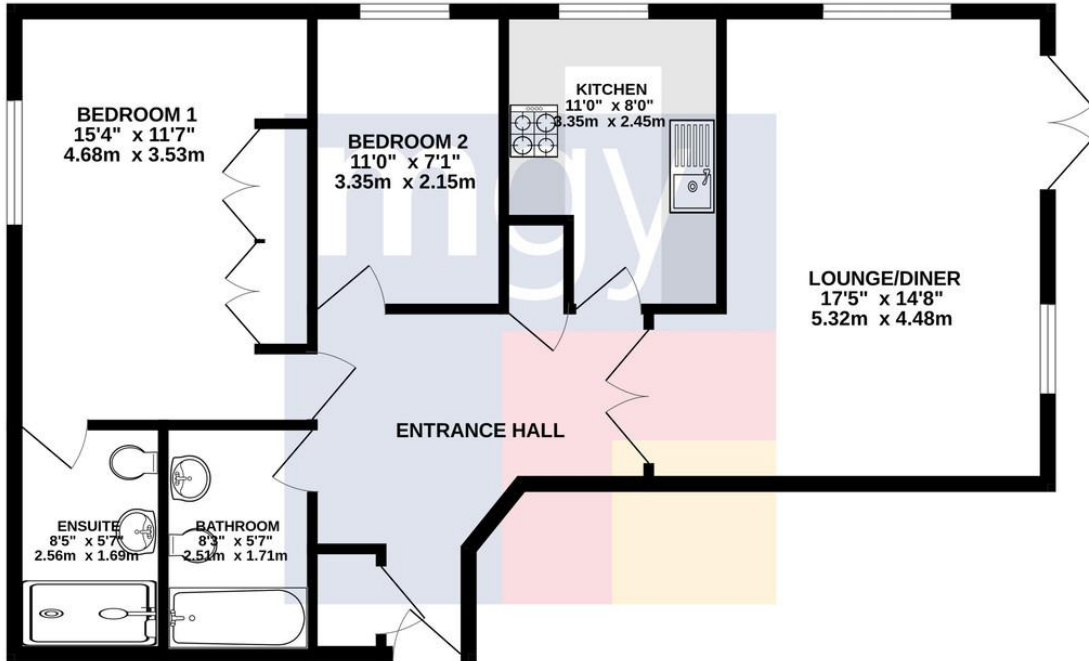




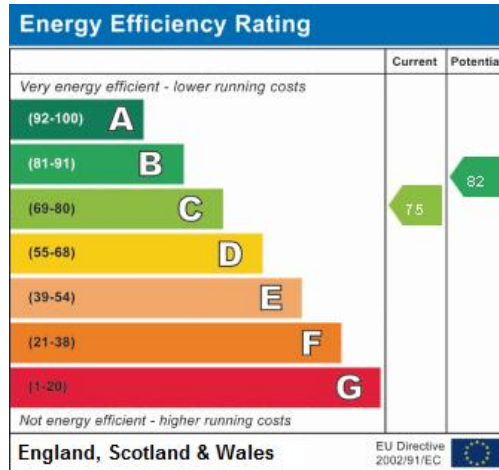
# ADVENTURERS QUAY, CARDIFF, CF10 4NR



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TOTAL FLOOR AREA: 772 sq.ft. (71.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements



**CARDIFF** 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



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