



SCHOONER WHARF
SCHOONER DRIVE
CARDIFF CF10 4ET

ASKING PRICE OF
£260,000



TWO BEDROOM APARTMENT



2



2



2



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****SUPERB WATERFRONT APARTMENT****

MGY are pleased to present for sale an impressive two bedroom, second floor apartment, in the popular Schooner Wharf development. Walking distance to Cardiff Bay and the City Centre. The modern accommodation comprises of large entrance hall, spacious open plan lounge/kitchen/diner, two double bedrooms, one with en-suite and main bathroom. The contemporary property further benefits from a decked balcony, with fantastic water views, double glazing throughout, security video entry intercom system and sprinkler system. Permit parking and bike storage. EWS1 form in place. Viewing highly recommended.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Wall mounted video entry intercom system. Spacious hall. Camaro flooring. Two storage cupboards, one housing hot water tank. Wall mounted electric panel heater.

LOUNGE/KITCHEN/DINER

23' 8" x 10' 11" (7.22m x 3.35m)
Extremely spacious living area. Large double glazed aluminium floor to ceiling windows to front aspect with stunning water views. Balcony door, leading to large decked balcony. Camaro flooring. Halvanto Kitchen. Modern fitted wall and base units, with work surfaces incorporating stainless steel sink, with dual tap. Integrated Zanussi oven, four ring electric Zanussi hob, with stainless steel extractor hood over. Splash back. Integrated fridge freezer, dishwasher and plumbing for washer dryer. Spotlights. Wall mounted electric panel heater. Extractor fan. TV Aerial point. Telephone point. Open plan living.

MASTER BEDROOM

16' 1" x 9' 7" (4.92m x 2.93m)
Large double glazed windows to front aspect, with direct water views. Spacious double bedroom. Camaro flooring. TV Aerial point. Wall mounted electric panel heater. Door leading to;

EN-SUITE

Camaro flooring. Part tiled walls. Glass surround shower cubicle, with shower over. Pedestal wash hand basin, with wall mounted mirror over. W.C. Shaver point. Chrome fittings. Heated towel rail.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 715 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM TWO

12' 2" x 8' 5" (3.72m x 2.59m)
Large double glazed windows to front aspect, with direct water views. Double bedroom. Camaro flooring. Wall mounted electric panel heater.

BATHROOM

Camaro flooring. Part tiled walls. Panelled bath, with shower over and folding glass shower screen. Pedestal wash hand basin, with wall mounted vanity mirror over. W.C. Chrome fittings. Shaver point. Heated towel rail.

PARKING

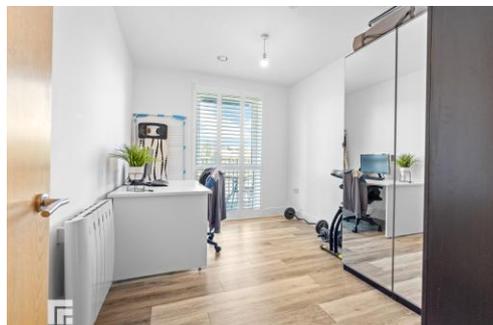
Permit parking.

TENURE

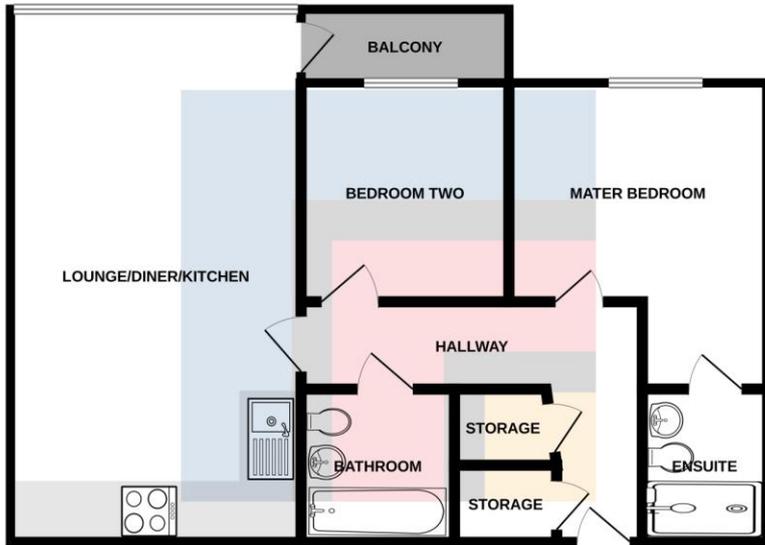
MGY are advised that the property is leasehold, with a term of 250 years from 2017. Low service charges of £1,155.48 per annum, which includes lift maintenance, video entry intercom system, secure fob access, CCTV, maintenance of internal and external communal areas, regular cleaning, refuse disposal and bike storage. Ground rent £199.95 per annum. Building insurance £532.81 per annum. NHBC Warranty cover in place.



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

CARDIFF 029 2046 5466

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