

# Cory Place,

Windsor Quay, Cardiff Bay, CF11 7QB



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£115,000**



Two Bedroom Apartment



# Property Description

**\*\*NO CHAIN\* IDEAL FIRST TIME PURCHASE\*\*** An opportunity to acquire a spacious two bedroom, top floor apartment in the popular Windsor Quay development, which is close to Cardiff Bay Retail Park and with excellent links to the A4232 and M4. Mermaid Quay is also close by offering a variety of bars, shops and restaurants. Frequent public transport and links to Cardiff City Centre and surrounding areas. The accommodation comprises of entrance porch, hall, lounge/diner, kitchen, two bedrooms and bathroom. The property further benefits from double glazing throughout, electric heating, an allocated parking space and visitor parking. No chain. Viewing recommended.

Tenure Leasehold

Council Tax Band C

Floor Area Approx 506 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door to porch. Additional door leading to hallway. Wall mounted security entry intercom system. Laminate wood effect flooring. Storage area. Wall mounted vertical electric radiator.

## LOUNGE/DINER

13' 9" x 11' 0" (4.21m x 3.37m)  
Double glazed uPVC bay windows to front. Laminate wood effect flooring. TV aerial point. Telephone point. Wall mounted electric radiator.

## KITCHEN

7' 3" x 6' 9" (2.21m x 2.06m)  
Laminate wood effect flooring. Part tiled walls. Fitted wall and base units, with work surfaces incorporating composite sink. Built in oven and four ring electric hob, with extractor hood over. Space for washing machine and fridge freezer. Extractor fan.

## MASTER BEDROOM

13' 6" x 8' 0" (4.13m x 2.46m)  
Double glazed uPVC windows to front. Laminate wood effect flooring. Wall mounted electric radiator. Storage cupboard, housing hot water tank.

## BEDROOM TWO

9' 6" x 6' 5" (2.91m x 1.96m)  
Double glazed uPVC windows to rear. Laminate wood effect flooring. TV aerial point. Wall mounted electric radiator.

## BATHROOM

6' 9" x 5' 6" (2.06m x 1.70m)  
Double glazed uPVC windows to rear. Laminate wood effect flooring. Panelled bath, with main shower over. Pedestal wash hand basin. W.C. Wall mounted electric radiator.

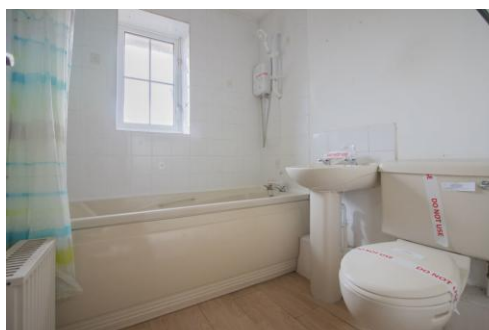
## PARKING

One allocated parking space. Visitor parking.

## TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 1990. Service charges of £1,308.06 per annum, which includes building insurance, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space and visitor parking. Ground rent £55 per annum.

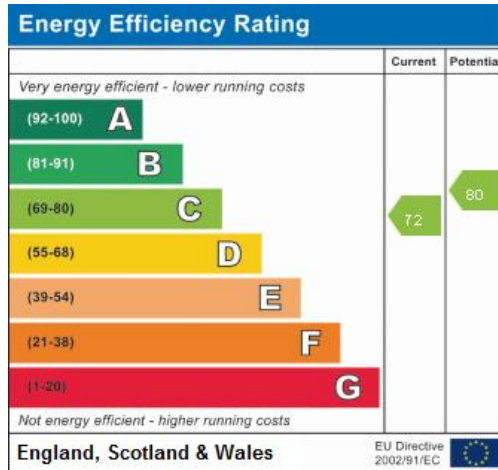
Cory Place,  
Windsor Quay, Cardiff Bay, CF11 7QB



# Cory Place, Windsor Quay, Cardiff Bay, CF11 7QB



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.  
Made with Metropix CS024



**Cardiff** 029 2046 5466

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



[mgy.co.uk](http://mgy.co.uk)

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.