



**ST JAMES MANSIONS**  
MOUNT STUART SQUARE  
CARDIFF CF10 5LG

ASKING PRICE OF  
**£149,950**



**ONE BEDROOM APARTMENT**



**1**



**1**



**1**



**1**

**\*\*VERY WELL PRESENTED, ONE DOUBLE BEDROOM, FIRST FLOOR APARTMENT ON MOUNT STUART SQUARE\* NO CHAIN\*\***

MGY are delighted to bring to market this one bedroom, first floor apartment situated within the popular St James Mansions development, in Cardiff Bay. The accommodation briefly comprises entrance hallway, lounge, kitchen, bedroom and bathroom. The property further benefits from two sets of French doors, video entry intercom system, secure gated parking with an allocated parking space, is chain free and has had newly fitted carpets throughout. Viewing highly recommended.

#### ENTRANCE HALL

Entered via front door leading from communal hallway. Newly fitted carpet. Wall mounted electric heater. Pendant light fitting. Wall mounted video entry system. Doors to all rooms and storage cupboard.

#### LOUNGE

10' 7" x 13' 7" (3.23m x 4.16m)  
Newly fitted carpet. Wall mounted electric heater. Spotlights. Power points. TV and telephone point. Double glazed doors leading to Juliette balcony.

#### KITCHEN

10' 0" x 5' 9" (3.05m x 1.76m)  
Laminate flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating electric hob with extractor above and oven beneath, and stainless steel 1.5 sink and drainer with hot and cold tap over. Pendant light fitting. Tiled splashbacks. Extractor fan. Space for appliances such as fridge/freezer and washing machine. Power points.

#### BATHROOM

6' 10" x 6' 5" (2.10m x 1.97m)  
Vinyl flooring. Partially tiled walls. White three-piece-suite comprising WC, vanity wash hand basin with hot and cold tap over and storage beneath, and panelled bath with hot and cold tap over and mains powered shower above. Spotlights. Chrome heated towel rail. Extractor fan.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 495.14 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BEDROOM

10' 11" x 10' 10" (3.35m x 3.32m)  
Newly fitted carpet. Pendant light fitting. Power points. Wall mounted electric heater. Fitted wardrobes. Double glazed door leading to Juliette balcony.

#### CAR PARKING

Secure gated fob access to one allocated parking space.

#### SERVICE CHARGE

The service charge for 2024 was approximately £1,983.44 paid in two half yearly instalments. The Service Charge includes building insurance, water rates, part time Caretaker, secure fob access, video entry intercom, CCTV, maintenance of internal and external communal areas, refusal disposal, secure gated access to an allocated car parking space and parking management.

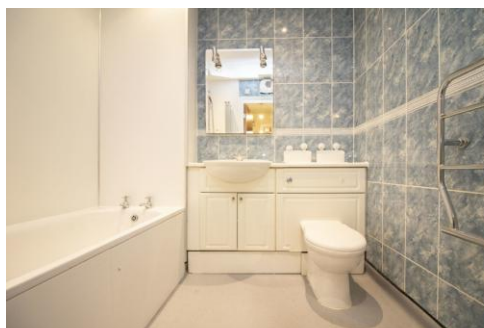
#### TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2002.



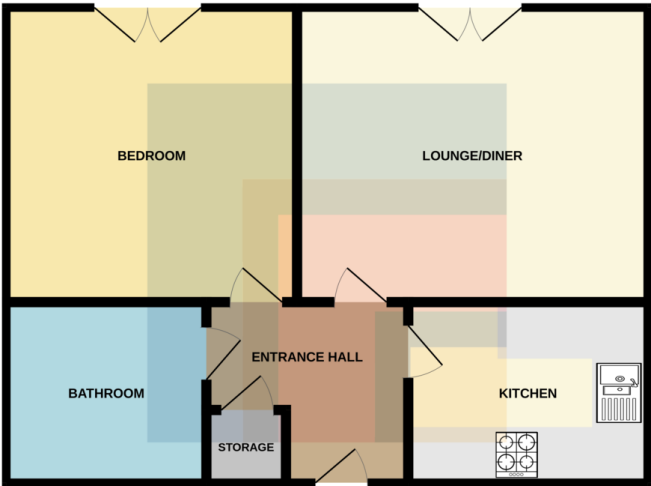


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FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 floorplan CDCC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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