



ST JAMES MANSIONS
MOUNT STUART SQUARE
CARDIFF BAY CF10 5LG

ASKING PRICE OF
£185,000



TOP FLOOR APARTMENT



****IDEAL FIRST TIME PURCHASE OR INVESTMENT* NO CHAIN**** MGY are pleased to present for sale a spacious two bedroom, top floor apartment located within the popular St James Mansions development, in Cardiff Bay. The apartment is within walking distance to Mermaid Quay and close proximity to Cardiff City Centre. The accommodation briefly comprises large hallway, living/ dining room, kitchen, two double bedrooms and bathroom. The development benefits from secure gated parking, with an allocated parking space. No chain. Viewing highly recommended.

ENTRANCE HALL

Entered via wooden door leading from communal hallway. Laminate flooring. Wall mounted video entry intercom system. Storage cupboard with double doors, housing new hot water tank. Wall mounted electric panel heater. Loft access.

LIVING ROOM

21' 5" x 12' 5" (6.55m x 3.80m)

Two double glazed windows to front aspect. Laminate flooring. TV Aerial point. Telephone point. Wall mounted electric panel heater. Coved ceiling. Spotlights. Power points.

KITCHEN

10' 1" x 7' 5" (3.09m x 2.28m)

Tiled flooring. Partially tiled walls. Base and wall units with work surfaces over, incorporating stainless steel sink. Integrated oven, and four ring electric hob with extractor over. Space for a fridge/freezer and washing machine. Extractor fan. Power points.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 700 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

MASTER BEDROOM

9' 6" x 11' 10" (2.92m x 3.63m)

Double glazed French doors, leading to Juliette balcony. Carpeted flooring. Large fitted wardrobes. Wall mounted electric panel heater. Telephone point. TV Aerial point. Power points.

BEDROOM TWO

9' 4" x 9' 6" (2.85m x 2.92m)

Double glazed windows to rear aspect. Double bedroom. Carpeted flooring. Wall mounted electric panel heater. Power points.

BATHROOM

7' 0" x 5' 5" (2.15m x 1.67m)

Tiled flooring. Fully tiled walls. Double shower cubicle. Vanity enclosed wash hand basin, with mixer tap. Wall mounted mirror, with lighting over. Heated towel rail. Extractor fan. Spotlights.

TENURE

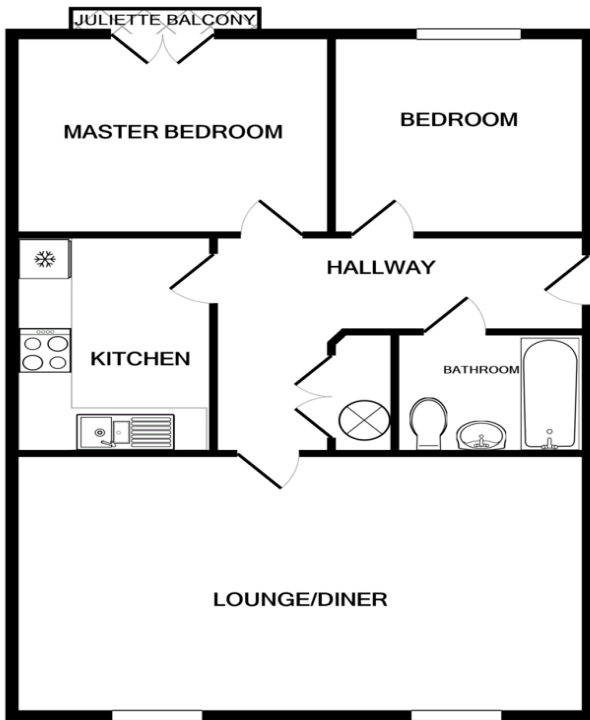
MGY are advised that the property is leasehold, with a term of 125 years from 2002. Service charges of £2,600 per annum, which includes building insurance, water rates, secure fob access, video entry intercom system, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated access to an allocated parking space and parking management. Ground rent £170.00 per annum.



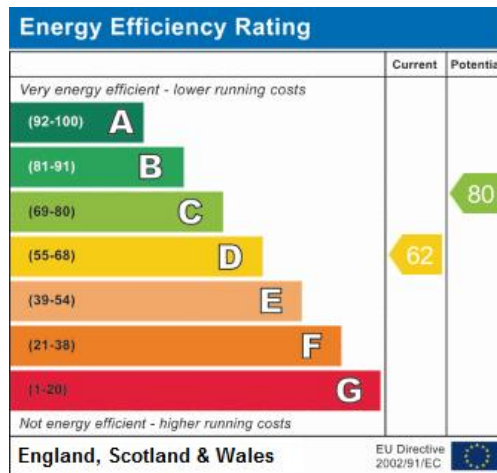
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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