



SEAGER DRIVE
WINDSOR QUAY
CARDIFF CF11 7FE

ASKING PRICE OF
£164,995



TWO BEDROOM APARTMENT



2



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****IDEAL FIRST TIME PURCHASE***

STUNNING VIEWS* NO CHAIN** MGY are delighted to bring to market this top floor, two bedroom apartment situated in the popular Windsor Quay development in Cardiff Bay. Walking distance 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 which is easily accessible, linking to Cardiff City Centre and surrounding areas. The accommodation briefly comprises entrance hallway, lounge/diner, kitchen, bathroom and two bedrooms. The property further benefits from allocated parking space and visitor parking and stunning waterfront views. No chain. *Viewing highly recommended*

TENURE: LEASEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 602 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from communal hallway. Carpet to floor. Wall mounted 'Ficher' electric heater. Intercom system. Power points. Pendant light fitting. Doors to all rooms and storage cupboard.

LOUNGE/DINER

15' 9" x 13' 5" (4.82m x 4.11m)
Newly fitted carpet to floor. Wall mounted 'Ficher' electric heater. Pendant light fittings. Large double glazed uPVC window to front providing beautiful waterfront views. Power points. TV and telephone point.

KITCHEN

9' 8" x 7' 2" (2.96m x 2.20m)
Vinyl flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over and newly fitted four ring electric hob with oven beneath and extractor above. Tiled splashbacks. LED strip light. Space for washing machine and fridge/freezer. Double glazed uPVC obscure window. Extractor fan. Power points.

BEDROOM ONE

9' 8" x 11' 10" (2.97m x 3.61m)
Newly fitted carpet. Double glazed uPVC window. Power points. Pendant light fitting. Wall mounted electric heater.

BEDROOM TWO

7' 1" x 9' 6" (2.18m x 2.90m)
Newly fitted carpet. Double glazed uPVC window. Pendant light fitting. Power points. Storage cupboard.

BATHROOM

7' 4" x 5' 6" (2.24m x 1.70m)

Vinyl flooring. Partially tiled walls. WC. Pedestal wash hand basin with hot and cold tap over. Panelled bath with hot and cold tap over and electric shower above. Shaver point. Pendant light fitting.

PARKING

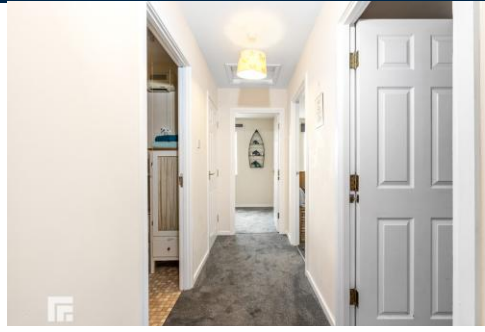
Allocated parking space. Visitor parking.

TENURE

MGY are advised that the property is leasehold with a term of 999 years from 1990. Service charges of £1716 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.

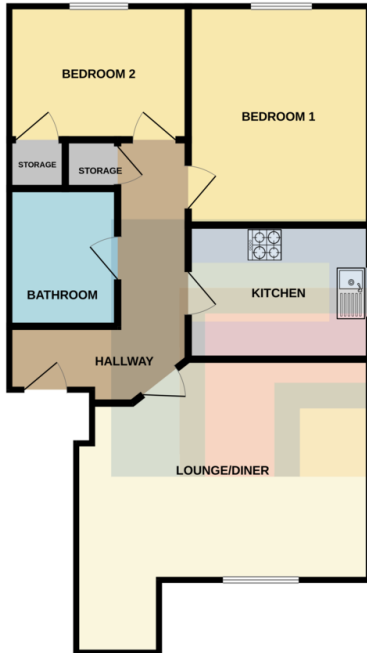


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TOP FLOOR



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		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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