

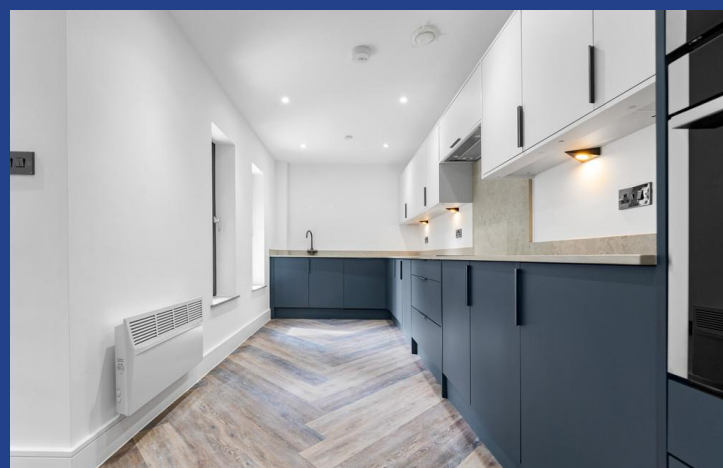
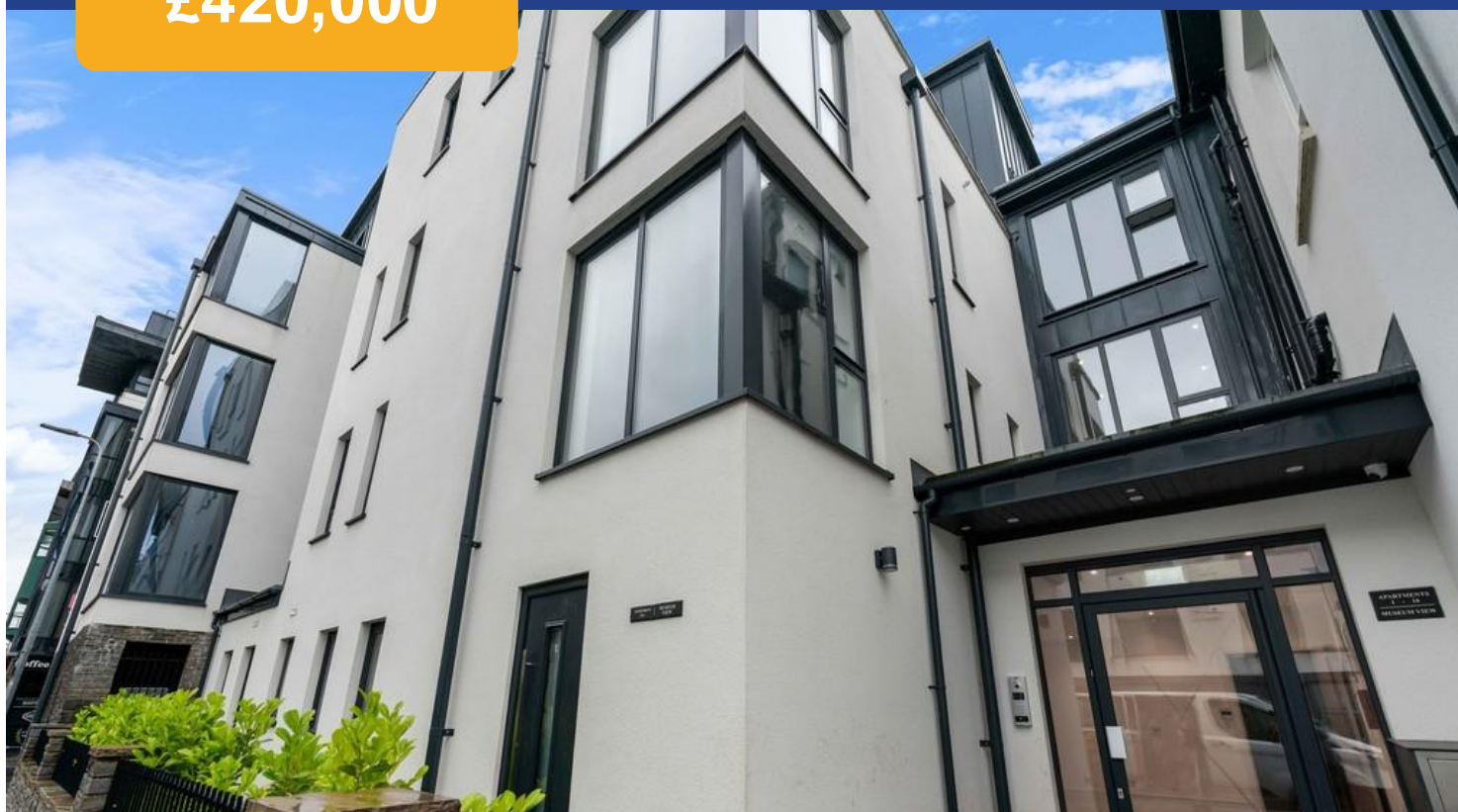
# Museum View, Park Place, Cardiff, CF10 3DQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£420,000**



## First Floor Apartment

2

2

2

1

# Property Description

**\*\*MUSEUM VIEW - A HIGH SPECIFICATION CITY CENTRE DEVELOPMENT\*\*** A redevelopment of a perfectly located building situated in the heart of Cardiff City Centre offering stunning views over the Museum and Park. This sympathetically designed scheme offers one, two and three bedroom luxury apartments set over four floors as part of an original and newly developed building. This development has the perfect balance between traditional combined with modern contemporary design. The apartments are all fitted to an extremely high specification including Sigma kitchens with Neff appliances. A video entry intercom system is included, brand new double glazing plus Nuair Eco heat recovery system throughout. Internal bike storage. For further information call MGY on 02920 465466.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 1,093 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via Verona Black door measuring 2240 x 926 x 44 mm. Classic Rustic Oak LTV wooden flooring. Video entry intercom system. Wall mounted electric heater. Storage cupboard housing hot water tank. Spotlights to ceiling.

## LOUNGE/DINER

22' 9" x 14' 3" (6.95m x 4.35m)  
An excellent lounge and dining space accessed via Pollino Grey double doors measuring 2240 x 826 x 44 mm, from the entrance hall. Continuation of Classic Rustic Oak LTV flooring with double glazed glass bifold doors across one wall, leading to the large private terrace with impressive park views. Wall mounted electric heater. Spotlights to ceiling. PowerPoints.

## KITCHEN

18' 9" x 7' 5" (5.72m x 2.27m)  
A high quality Sigma fitted kitchen with a range of Stretton Silk in Graphite and White finish wall, base and drawer units with quartz worktops over and splashbacks, incorporating inset sink with drainer and mixer instant boiling tap. Under unit lighting. Two double glazed windows to side. Integrated appliances including Neff double electric oven, microwave, dishwasher and fridge freezer. Four ring Neff induction hob and extractor hood over. Extractor fan.

## MASTER BEDROOM

14' 3" x 12' 2" (4.36m x 3.72m)  
Spacious double bedroom, with two double glazed windows. Classic Rustic Oak LVT flooring. Wall mounted electric heater. Spotlights to ceiling. Doors to fitted wardrobe. Door to en-suite:

## ENSUITE

Modern suite comprising: Walk in tiled corner double shower cubicle, with sliding glass doors and mains rainfall shower with additional shower attachment. Contemporary wash hand basin with vanity cupboard underneath and mixer instant boiling tap. W.C. Large wall mounted mirror. Tiled flooring and partly tiled walls. Extractor fan. Shaver point. Heated towel rail. Spotlights to ceiling.

## BEDROOM TWO

13' 9" x 9' 7" (4.20m x 2.94m)  
Second bedroom with double glazed window. Classic Rustic Oak LVT flooring. Wall mounted electric heater. Spotlights to ceiling. PowerPoints.

## BATHROOM

Exceptional modern suite comprising: panelled bath, with mains shower over and glass shower screen, contemporary wash hand basin with vanity cupboard underneath and mixer instant boiling tap. W.C. Large wall mounted mirror. Tiled flooring. Part tiled walls. Heated towel rail. Shaver point. Extractor fan. Spotlights.

## TERRACE

Large private terrace, with fantastic park views. Paved with glass surround. Accessed via bifold glass doors from the lounge/diner.

## PARKING

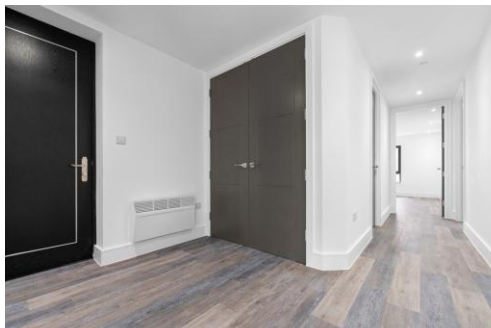
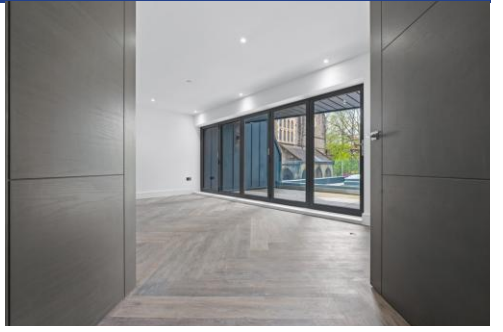
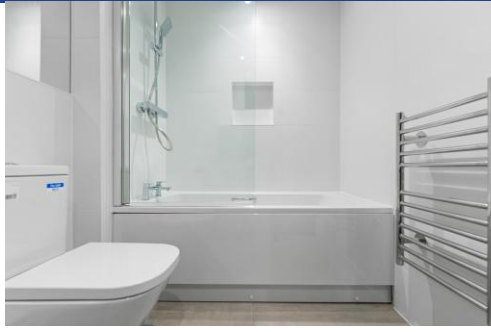
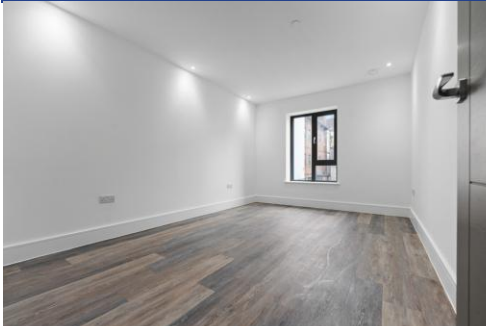
Secure access to one allocated undercroft parking space.

## TENURE

MGY are advised that the property is leasehold, with a term of 999 years from build. Low service charges of approx. £2,360.65 per annum. There is no ground rent payable as this is a Peppercorn.

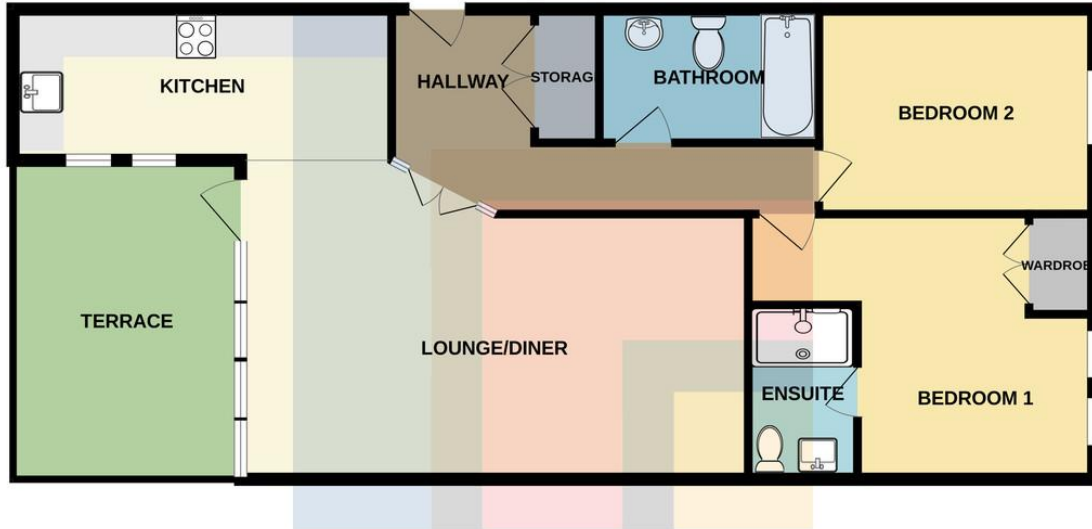


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## FIRST FLOOR



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

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