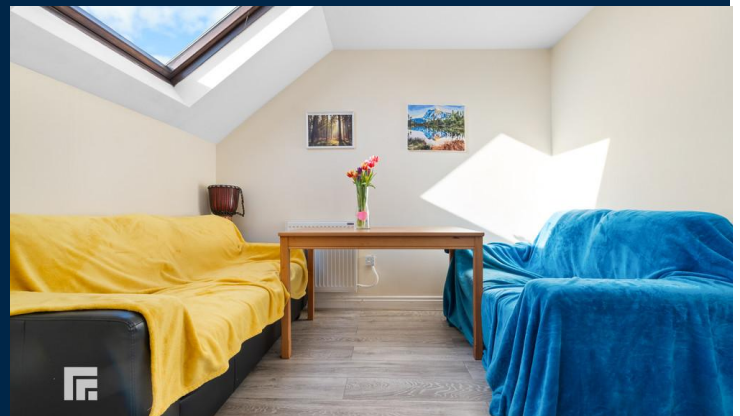




**BLAKE COURT**  
SCHOONER WAY  
CARDIFF CF10 4DW

ASKING PRICE OF  
**£190,000**



**TOP FLOOR APARTMENT**



**2**



**1**



**1**



**2**

**\*\*STUNNING WATER VIEWS\*\*** MGY are pleased to present for sale a spacious top floor, two bedroom apartment within the popular Atlantic Wharf development, Blake Court. The development is located within walking distance to the City Centre and Cardiff Bay. The immaculate apartment briefly comprises of large hallway, living room with French doors, kitchen, dining room, two double bedrooms and bathroom. The property further benefits from stunning water views, double glazing throughout and allocated parking area. Ideal first time purchase or investment. Viewing highly recommend

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 775 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via wooden door. Large spacious hall. Wall mounted intercom system. Laminate wood effect flooring. Wall mounted electric heater. Doors leading to all rooms.

#### **LIVING ROOM**

12' 10" x 11' 6" (3.92m x 3.51m)  
Double glazed French doors with stunning water views. Carpeted flooring. Wall mounted electric heater. TV Aerial point. Telephone point. Coving to ceiling.

#### **KITCHEN**

13' 5" x 7' 11" (4.09m x 2.42m)  
Sky light. Tiled flooring. Part tiled walls. Separate fitted kitchen with tiled flooring. Wall and base units incorporating stainless steel sink. Ample storage. Integrated oven with four ring electric hob and extractor hood over. Space for washing machine, dishwasher and fridge freezer. Extractor fan.

#### **DINING ROOM**

9' 8" x 8' 3" (2.97m x 2.52m)  
Sky light. Laminate wood effect flooring. Open plan to kitchen.

#### **MASTER BEDROOM**

14' 9" x 10' 5" (4.52m x 3.19m)  
Sky light and additional double glazed window to rear. Ample natural daylight. Carpeted flooring. Wall mounted electric heater.

#### **BEDROOM TWO**

11' 6" x 9' 8" (3.53m x 2.96m)  
Sky light. Carpeted flooring. Double bedroom. Wall mounted electric heater.

#### **BATHROOM**

8' 2" x 6' 0" (2.50m x 1.84m)  
Tiled flooring. Part tiled walls. Panelled bath with shower over. W.C. Wash hand basin.

#### **PARKING**

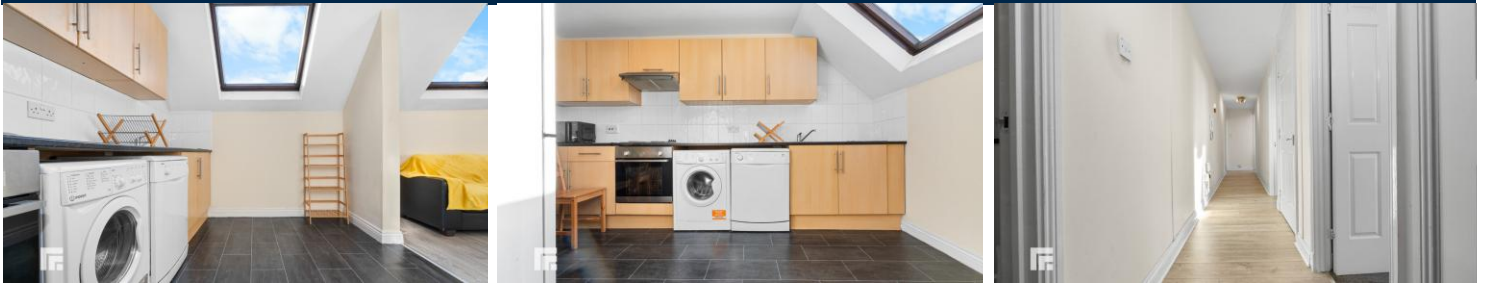
Allocated parking area.

#### **TENURE**

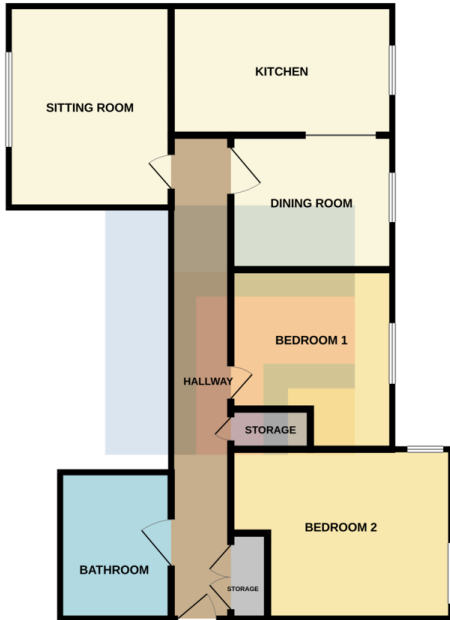
MGY are advised that the property is leasehold, with a term of 125 years from 1989. Service charges of £1,954 per annum, which includes building insurance, security entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, one parking permit and parking management. No ground rent.



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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 fixtures, fittings and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 32023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**CARDIFF 029 2046 5466**

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



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