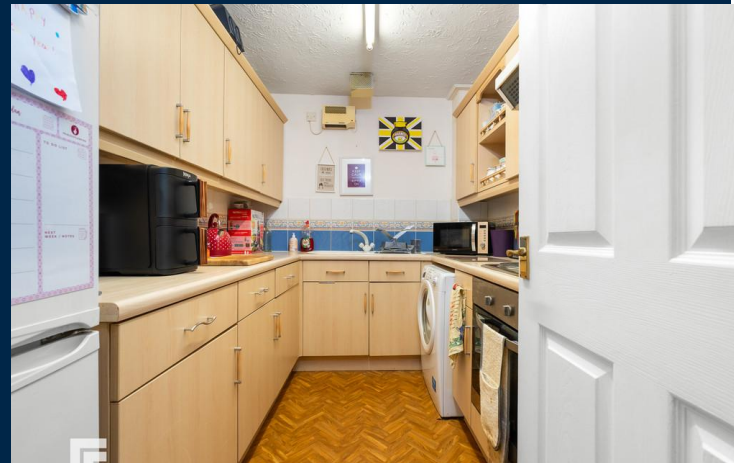




**MOREL COURT**  
WINDSOR QUAY  
CARDIFF CF11 7FF

ASKING PRICE OF  
**£160,000**



**GROUND FLOOR APARTMENT**



\*WELL PRESENTED, GROUND FLOOR APARTMENT IN THE WINDSOR QUAY DEVELOPMENT\* MGY are delighted to bring to market this very well presented, ground floor apartment situated in the very popular development of Windsor Quay, Cardiff Bay. The accommodation briefly comprises entrance hallway, lounge, kitchen, two bedrooms and bathroom. The property further benefits from having an allocated parking space, electric heating and double glazing throughout. \*Viewing highly recommended\*

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX:

VIEWING: STRICTLY BY APPOINTMENT

#### ENTRANCE HALL

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

#### LOUNGE

15' 6" x 13' 10" (4.74m x 4.22m)  
Laminate flooring. Two pendant light fittings. Power points. Double glazed French doors to outside area. TV and telephone point.

#### KITCHEN

7' 1" x 9' 8" (2.18m x 2.95m)  
Laminate flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating inset sink and drainer with mixer tap over. Electric hob with extractor above and oven beneath. Tiled splashback. Space for appliances such as washing machine and fridge/freezer. Strip LED light to ceiling. Power points.

#### BEDROOM ONE

9' 8" x 11' 9" (2.96m x 3.60m)  
Carpet to floor. Double glazed uPVC window. Pendant light fitting. Power points. Wall mounted electric heater.

#### BEDROOM TWO

7' 2" x 9' 6" (2.20m x 2.92m)  
Carpet to floor. Pendant light fitting. Double glazed uPVC window. Power points. Storage cupboard. Wall mounted electric heater.

#### BATHROOM

5' 6" x 6' 11" (1.69m x 2.12m)  
Tiled flooring. Partially tiled walls. Walk in shower cubicle with electric shower over. WC. Vanity wash hand basin with mixer tap over and storage beneath. Wall mounted mirror. Pendant light fitting. Chrome heated towel rail.

#### PARKING

Allocated parking space. Visitor parking.

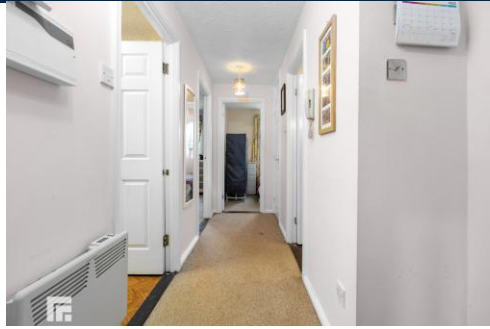
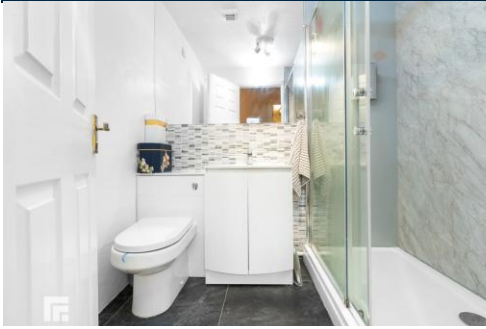
#### TENURE

MGY are advised that the property is leasehold, with a term of 125 years from approx 1998. Service charges of £2529.48 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 £110 per annum.



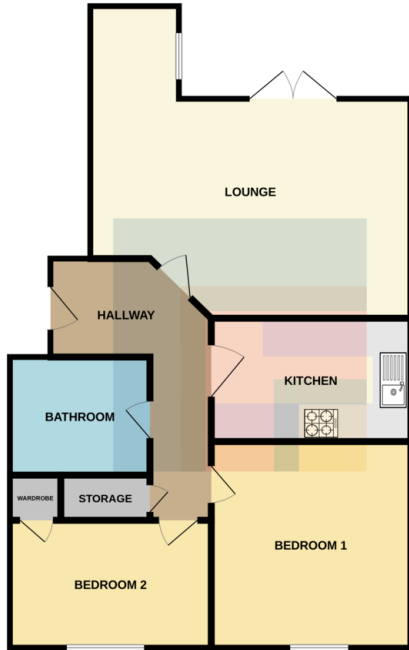


# MOREL COURT, WINDSOR QUAY, CARDIFF CF11 7FF



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GROUND 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 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 Metropix C2025

**CARDIFF** 029 2046 5466

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



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