

# Schooner Wharf, Atlantic Wharf, Cardiff, CF10 4ET



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£155,000**



One Bedroom Apartment



# Property Description

**\*\*IDEAL FIRST TIME PURCHASE OR INVESTMENT\*\*** MGY are pleased to present for sale a spacious one bedroom, third floor apartment, in the popular Schooner Wharf development. Conveniently situated between Cardiff Bay and the City Centre. Close to local amenities and public transport links. The modern accommodation comprises of entrance hall, open plan lounge/kitchen/diner, double bedroom and bathroom. Ideal first time purchase or investment. Partial water Views. Street parking nearby. EWS1 form in place. Viewing highly recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 503 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Wood effect laminate flooring. Wall mounted electric panel heater. Large storage cupboard, housing hot water tank. Wall mounted security intercom system.

## LOUNGE/DINER/KITCHEN

23' 9" x 10' 0" (7.24m x 3.07m)  
Double glazed uPVC floor to ceiling windows to front and side, with partial water views. Wood effect laminate flooring. Wall mounted electric panel heater. TV Aerial point. Telephone point. Modern fitted units, with work surfaces incorporating stainless steel sink, with dual tap. Ample storage. Integrated Zanussi oven and four ring electric Zanussi hob, with stainless steel extractor hood over. Splash back. Extractor fan. Integrated fridge/freezer and space for washing machine. Spotlights. Open plan living.

## BEDROOM

12' 3" x 10' 6" (3.74m x 3.22m)  
Large double glazed uPVC windows to front. Partial water views. Spacious double bedroom. Carpeted flooring. TV Aerial point. Wall mounted electric panel heater.

## BATHROOM

6' 10" x 5' 6" (2.09m x 1.70m)  
Wood effect laminate flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Pedestal wash hand basin. W.C. Wall mounted mirror and vanity unit. Heated towel rail. Extractor fan.

## TENURE

MGY are advised that the property is leasehold, with a lease of 250 years from 2017. Low service charges of £768 per annum, which includes lift maintenance, video entry intercom system, secure fob access, maintenance of internal and external communal areas, regular cleaning, refuse disposal and bike storage. Ground rent £135 per annum. Building insurance approx. £369 per annum. NHBC Warranty cover in place.

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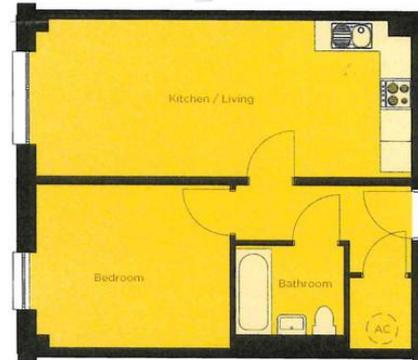
## APARTMENT D

As shown: 07, 20, 34, 48, 62  
 Handed: 13, 27, 41, 55  
 Corner and side window variant: 12, 26, 40, 54  
 Handed Corner and side window variant: 08, 21, 35, 49, 63

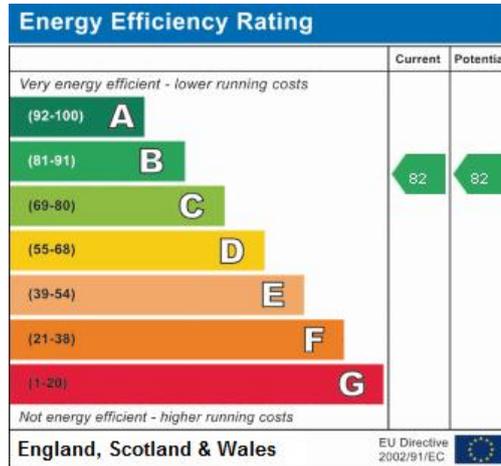
Internal Area: 46.7 m<sup>2</sup> / 503 ft<sup>2</sup>



NOTE: Glazed corner and side window to apartments 08, 12, 21, 26, 35, 40, 49, 54, 63



Kitchen / Living	7.24m	x	3.07m	23' 9"	x	10' 1"
Bedroom	3.74m	x	3.22m	12' 3"	x	10' 7"



Cardiff 029 2046 5466

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



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