

# Hayes Apartments,

The Hayes, Cardiff City Centre, CF10 1EF



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£265,000**



Two Bedroom Apartment



# Property Description

**\*\*IMMACULATE CITY CENTRE APARTMENT\* NO CHAIN\*\*** MGY are pleased to present for sale a fourth floor, two bedroom apartment within the popular city centre development, The Hayes. The spacious accommodation comprises of entrance hall to lounge/diner and modern fitted kitchen, bathroom and two double bedrooms. The property further benefits from double glazing throughout, decked balcony, Juliette balcony, underfloor heating system, bike storage and one parking space. The secure development requires fob access and has beautiful communal grounds. EWS1 form in place. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 658 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

The Hayes development is situated in a prime location, in the heart of the City Centre, with numerous bars and restaurants on its doorstep. Ample shops, including St Davids and St Davids 2 shopping centres, which are a stone's throw away. Cardiff central train station and public transport is within close proximity, linking to surrounding areas of Cardiff. A fantastic location to enjoy the vibrant city.

## ENTRANCE HALL

Entered via walnut effect door, with security spy hole and letter box. Wood effect laminate flooring. Wall mounted video entry intercom system. Two storage cupboards. One with plumbing for washing machine.

## LOUNGE/KITCHEN/DINER

22' 11" x 10' 6" (7.00m x 3.22m)

Two Double glazed uPVC patio doors, leading to decked balcony. Ample natural daylight. Wood effect laminate flooring. Underfloor heating. Open plan living. Modern kitchen. Fitted wall and base units, with work surfaces incorporating stainless steel sink, with dual tap. Slash back. Under unit lighting. Built in microwave, oven, four ring hob and extractor hood over.

Integrated dishwasher and fridge freezer. Extractor fan. Spotlights. Telephone point. TV Aerial point. Spotlights.

## MASTER BEDROOM

13' 4" x 10' 5" (4.07m x 3.18m)

Double glazed uPVC patio door, leading to Juliette balcony. Carpeted flooring. Built in wardrobe, with mirrored sliding doors. Wall mounted electric panel heater. Telephone point. TV Aerial point. Extractor fan. Spotlights.

## BEDROOM TWO

12' 9" x 8' 5" (3.91m x 2.58m)

Double glazed uPVC windows to front. Carpeted flooring. Built in wardrobe, with mirrored sliding doors. Wall mounted electric panel heater. Telephone point. TV Aerial point. Extractor fan. Spotlights.

## BATHROOM

Tiled flooring. Fully tiled walls. Vanity enclosed wash hand basin, with dual tap. W.C, with dual flush. Panelled bath, with rainfall shower over and glass shower screen. Fitted mirrored and inset shelving. Shaver point. Extractor fan. Heated towel rail. Spotlights.

## BALCONY

Large decked balcony, with glass surround. Fantastic city views. Accessed from the living room.

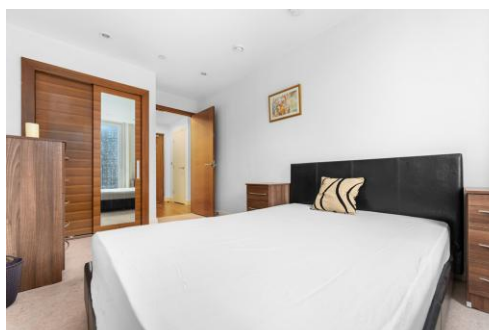
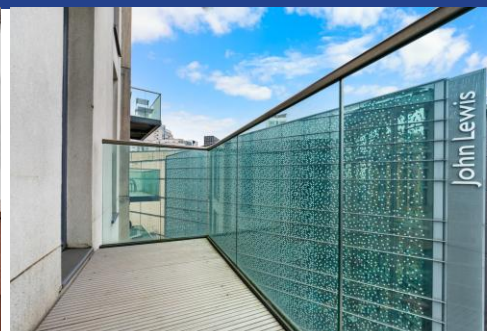
## PARKING

Secure barrier access to an allocated parking area in St David's car park.

## TENURE

MGY are advised that the property is leasehold, with a term of 150 years from 2008. Service charges of £2,600 per annum, which includes building insurance, lift maintenance, secure fob access, video entry intercom system, onsite caretaker, maintenance of internal and external communal areas/communal gardens, regular cleaning and refuse disposal, bike storage and secure barrier access to an allocated parking area. Ground rent £200 per annum.

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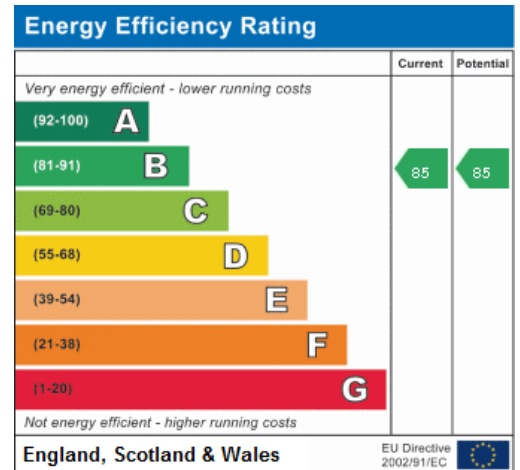


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## THIRD FLOOR



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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