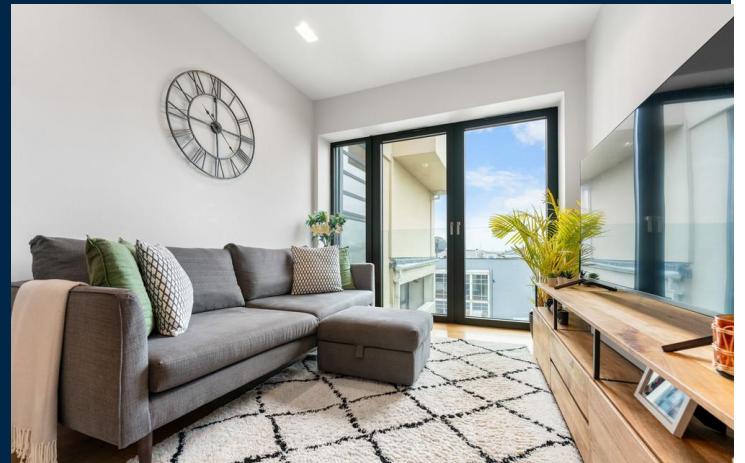




THE BANK
BUTE STREET
CARDIFF BAY CF10 5AS

ASKING PRICE OF
£360,000



THIRD FLOOR APARTMENT



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****RARELY AVAILABLE* HIGH SPECIFICATION THROUGHOUT* GRADE II LISTED BUILDING****
MGY are delighted to offer for sale a superb redevelopment of a Grade II Listed building, situated in the heart of Mermaid Quay, Cardiff Bay. This sympathetically designed scheme has retained much of the existing classical features from this unique Victorian building, combined with modern contemporary design. The luxury two bedroom, third floor apartment comprises of spacious entrance hall to beautifully appointed living area and kitchen with breakfast island, two double bedrooms, master with bespoke en-suite and shower room. The property further benefits from aluminium double glazing throughout, Juliette balcony with great views across Cardiff Bay, a video entry intercom system and gated fob access to an allocated parking space. No chain.

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 936 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

This modern apartment boasts a very central and convenient position at the heart of Mermaid Quay with its many bars, shops and restaurants, and within walking distance to the Millennium Centre and cycle/walking paths to Cardiff Bay Barrage. Excellent bus and rail transport links nearby, to Cardiff City Centre for work, leisure and sports.

ENTRANCE HALL

Entered via large wooden door. Spacious entrance hall. Engineered oak wood flooring. Wall mounted video entry intercom system with additional remote app control. Two large storage cupboards. One housing hot water tank and one with plumbing for washing machine. Spotlights to ceiling. Wall mounted electric panel heater. Doors leading to kitchen and living area, bedrooms and shower room.

KITCHEN

12' 11" x 10' 2" (3.94m x 3.11m)
Fantastic open plan living. Large modern kitchen with engineered oak wood flooring. High specification wall and base units with 'Polished Quartz work surfaces. NEFF appliances throughout. Built in double oven and four ring electric hob with extractor hood over. Splash back. Integrated fridge freezer and wine cooler. Ample storage. Large breakfast island incorporating composite sink with drainer and dual tap. Storage below and integrated dishwasher. Extractor fan. Wall mounted electric panel heater. Spotlights to ceiling.

LIVING AREA

20' 6" x 9' 1" (6.27m x 2.79m)
Double glazed Anthracite aluminium window and doors, leading to glass Juliette balcony. Great views across Cardiff Bay. Engineered wood flooring. Wall mounted electric panel heater. TV Aerial point. Telephone point. Spotlights to ceiling.

MASTER BEDROOM

21' 8" x 9' 3" (6.62m x 2.83m)
Large double glazed Anthracite aluminium windows to side. Wool mix carpeted flooring. Built in double wardrobe. Wall mounted electric panel heater. TV Aerial point. Telephone point. Spotlights to ceiling. Door leading to:-

EN-SUITE

7' 8" x 5' 9" (2.36m x 1.76m)
Luxury En-suite with Mandarin Stone tiled flooring and tiled walls with feature tiling to bath. Under floor heating. Tiled bath, with rainfall shower over and additional shower attachment. Inset storage with lighting and glass shower screen. Vanity enclosed wash hand basin with dual tap. W.C with dual flush. Large inset mirrored vanity unit with lighting. Extractor fan. Heated towel rail. Spotlights to ceiling. Thermostat control.

BEDROOM TWO

15' 0" x 8' 3" (4.58m x 2.53m)
Large double glazed Anthracite aluminium windows to side. Double bedroom. Wool mix carpeted flooring. Built in double wardrobe. Wall mounted electric panel heater. TV Aerial point. Telephone point. Spotlights to ceiling.

SHOWER ROOM

6' 10" x 5' 8" (2.10m x 1.74m)
Mandarin Stone tiled flooring and tiled walls with feature tiling to shower cubicle. Under floor heating. Walk in shower with rainfall shower over and additional shower attachment. Inset storage with lighting. Vanity enclosed wash hand basin with dual tap. W.C with dual flush. Large inset mirrored vanity unit with lighting. Extractor fan. Heated towel rail. Spotlights to ceiling. Thermostat control.



THE BANK, BUTE STREET, CARDIFF BAY, CF10 5AS

PARKING

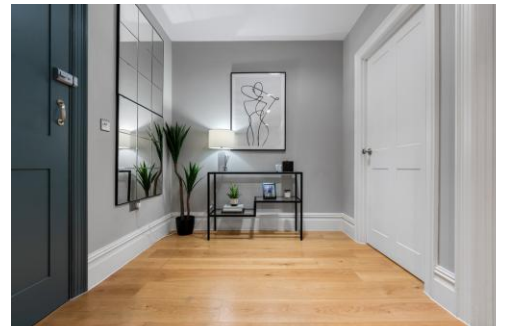
Gated fob access to one allocated parking space.

TENURE

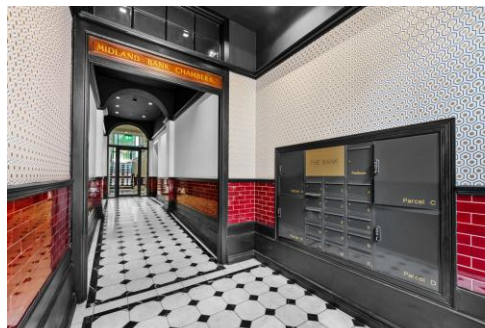
MGY are advised that the property is leasehold, with a term of 125 years from 2019. Service charges of £1816.70 per annum, which includes a security video entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, gated fob access to an allocated parking space and parking management. Building insurance £832.50 per annum. Ground rent £150 per annum.



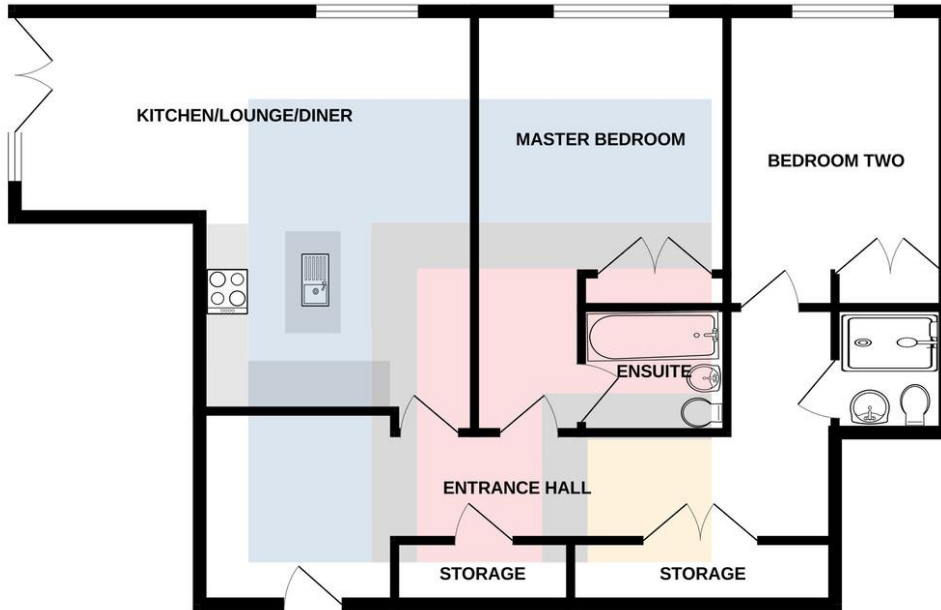
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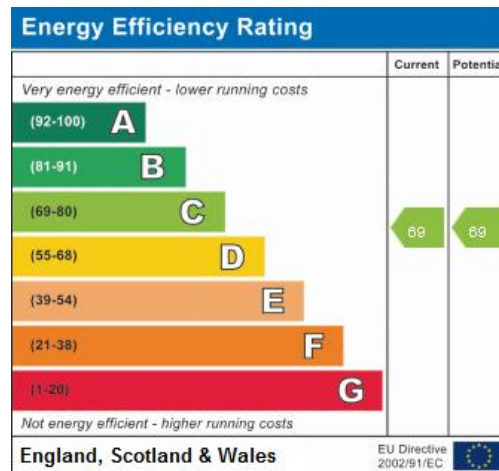
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The 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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