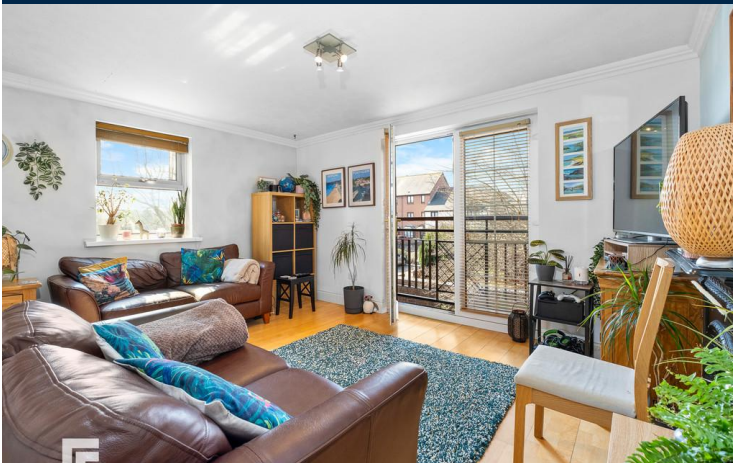




**SCHOONER WAY**  
**ATLANTIC WHARF**  
**CARDIFF CF10 4EQ**

ASKING PRICE OF  
**£175,000**



**TWO BEDROOM APARTMENT**



**2**



**1**



**1**



**1**

**\*IDEAL FIRST TIME PURCHASE / INVESTMENT IN THE ATLANTIC WHARF DEVELOPMENT\*** MGY are delighted to bring to market this well presented, two bedroom, first floor apartment situated within the popular Atlantic Wharf development, located within close proximity to the City Centre and Cardiff Bay. The accommodation briefly comprises entrance hallway, lounge/diner, kitchen, two bedrooms and bathroom. The property further benefits from an allocated parking space, low service charges and has 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. Laminate flooring. Pendant light fittings. Doors to all rooms and storage cupboard. Wall mounted electric heater.

#### **LOUNGE/DINER**

22' 0" x 13' 11" (6.72m x 4.25m)

Laminate flooring. Two double glazed uPVC windows to side with partial water views and additional two double glazed uPVC French doors leading to Juliet balcony. Pendant light fittings. Power points. TV and telephone point. Doors leading to :-

#### **KITCHEN**

10' 6" x 9' 9" (3.22m x 2.98m)

Tiled flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating electric hob with oven beneath and extractor fan and stainless steel 1.5 sink and drainer with mixer tap over. Pendant light fittings. Integrated fridge/freezer. Space for washing machine. Power points.

#### **BEDROOM ONE**

8' 9" x 10' 6" (2.69m x 3.22m)

Carpet to floor. Two double glazed uPVC windows. Pendant light fitting. Power points. Wall mounted electric heater.

#### **BEDROOM TWO**

8' 9" x 5' 10" (2.68m x 1.80m)

Carpet to floor. Double glazed uPVC window. Pendant light fitting. Power points. Wall mounted electric heater.

#### **BATHROOM**

6' 5" x 5' 6" (1.98m x 1.69m)

Tiled flooring and walls. Pendant light fitting with additional spotlights. White three-piece-suite comprising WC, pedestal wash hand basin with mixer tap over and panelled bath with mixer tap over and mains powered shower above. Extractor fan.

#### **PARKING**

One allocated parking space. Visitor parking.

#### **TENURE**

MGY are advised that the property is leasehold with a term of 999 years from 2018. Service charges of £723.49 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 £75 per annum.

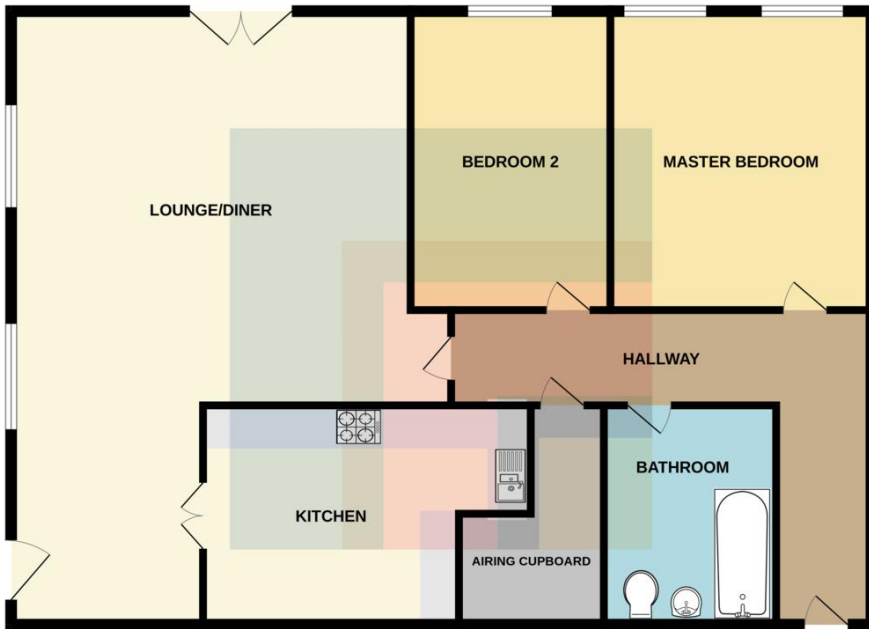


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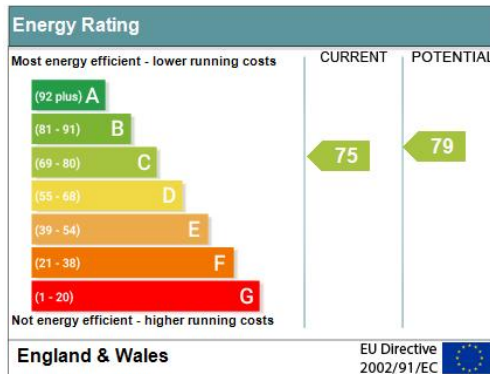


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## FIRST FLOOR



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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