



**SCHOONER WHARF**  
SCHOONER DRIVE  
CARDIFF CF10 4ET

ASKING PRICE OF  
**£159,950**



### ONE BEDROOM APARTMENT



**1**



**1**



**1**



**1**

**\*\*IDEAL FIRST TIME PURCHASE OR INVESTMENT\* EWS1 FORM IN PLACE\*\***

MGY are pleased to present for sale a spacious one bedroom, first floor apartment, in the popular Schooner Wharf development. Conveniently situated between Cardiff Bay and the City Centre. The modern accommodation comprises of entrance hall, open plan living/ dining room with large bay windows, kitchen, double bedroom and bathroom. Ideal first time purchase or investment. Water Views. Street parking nearby. Viewing highly recommended.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 506 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**TENURE**

MGY are advised that the property is leasehold, with a term of 250 years from 2017. Low service charges of £853.55 per annum, which includes lift maintenance, video entry intercom system, secure fob access, CCTV, maintenance of internal and external communal areas, regular cleaning, refuse disposal and bike storage. Ground rent £125 per annum. Building insurance £388.54 per annum. NHBC Warranty cover in place.

**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.

**KITCHEN/LIVING AREA**

23' 8" x 10' 0" (7.22m x 3.06m)

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 washer/ dryer. Spotlights.

**BEDROOM**

12' 3" x 10' 6" (3.74m x 3.22m)

Large double glazed uPVC windows to front. Partial water views. Spacious double bedroom. Wood effect laminate flooring. Large wardrobe, with mirrored sliding doors. TV Aerial point. Wall mounted electric panel heater.

**BATHROOM**

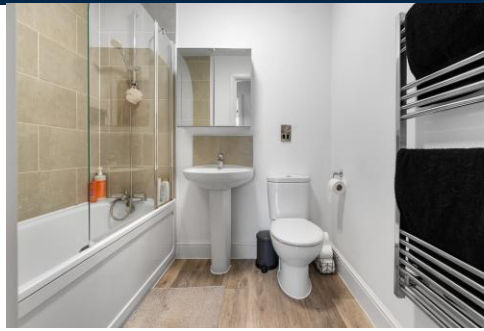
6' 10" x 5' 6" (2.09m x 1.70m)

Wood effect laminate flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Pedestal wash hand basin. W.C. Wall mounted mirrored vanity unit. Heated towel rail.

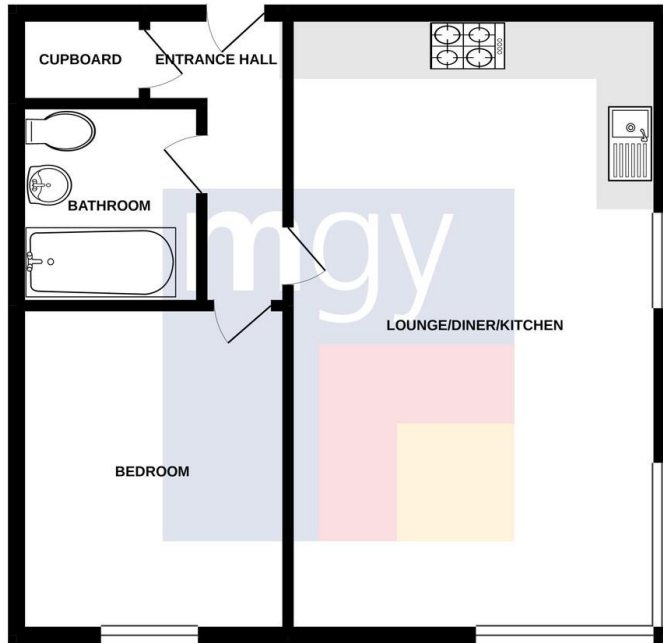




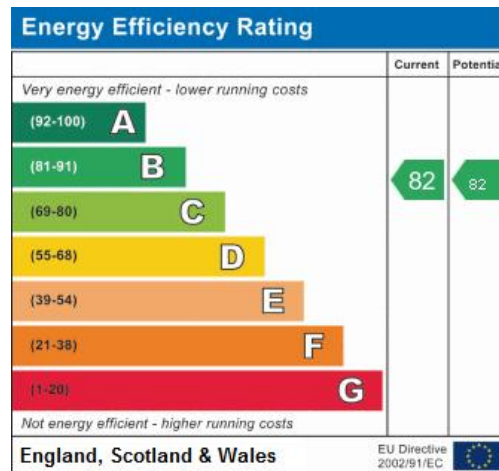
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