



SEAGER DRIVE
WINDSOR QUAY
CARDIFF CF11 7FD

OFFERS IN EXCESS OF
£135,000



ONE BEDROOM APARTMENT



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****IDEAL FIRST TIME PURCHASE**** MGY are pleased to present for sale a spacious one bedroom, ground floor apartment in the popular Windsor Quay development. Walking distance to Cardiff Bay Retail Park and with excellent links to the A4232 and M4. Mermaid Quay is also close by, offering a variety of bars, shops and restaurants. Frequent public transport which is easily accessible, linking to Cardiff City Centre and surrounding areas. The accommodation comprises of large entrance hall, living room with French doors and access to outside space, separate kitchen, bedroom and bathroom. The property further benefits from double glazing throughout, an allocated parking space and visitor parking. Low service charges. Ideal first time purchase or investment. Viewing recommended.

ENTRANCE HALL

Entered via wooden door with security spy hole. Large entrance hall. Wall mounted security entry intercom system. Laminate wood effect flooring. Two large storage cupboards, one housing hot water tank. Wall mounted electric panel heater.

LIVING ROOM

15' 0" x 14' 1" (4.59m x 4.31m)
Double glazed uPVC French doors, leading to outside space. Additional double glazed uPVC windows to front aspect. Carpeted flooring. Wall mounted storage heater. TV Aerial point. Telephone point. Coving to ceiling.

KITCHEN

8' 9" x 7' 11" (2.68m x 2.42m)
Separate fitted kitchen with laminate wood effect flooring. Double glazed uPVC windows to side aspect. Part tiled walls. Wall and base units incorporating stainless steel sink. Ample storage. Integrated oven with four ring electric hob and extractor hood over. Space for washing machine, dishwasher and fridge freezer. Extractor fan.

BEDROOM

12' 3" x 9' 8" (3.74m x 2.95m)
Double glazed uPVC windows to side aspect. Spacious double bedroom. Carpeted flooring. Wall mounted storage heater.

TENURE: LEASEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 527 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BATHROOM

8' 6" x 6' 5" (2.60m x 1.97m)
Tiled flooring. Part tiled walls. Panelled bath with shower over. Pedestal wash hand basin. W.C. Extractor fan. Wall mounted mirror.

OUTSIDE SPACE

Laid to lawn. Accessed from the living room.

PARKING

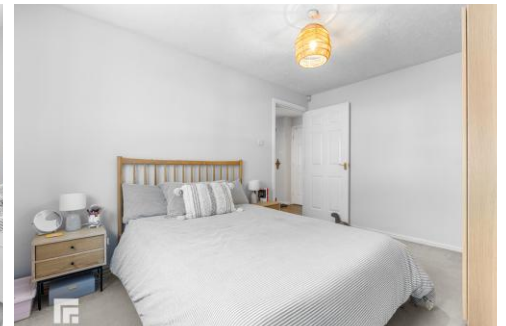
Allocated parking space. Visitor parking.

TENURE

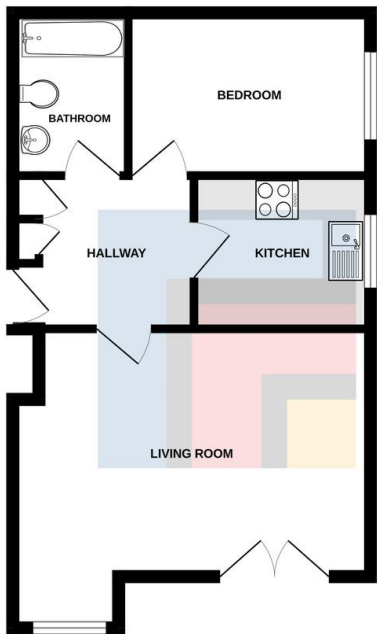
MGY are advised that the property is leasehold, with a term of 125 years from approx.1998. Service charges of £1,510.86 per annum, which includes building insurance, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space and visitor parking. Ground rent £100 per annum.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

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