

Amity Court,

Longueil Close, Cardiff Bay, CF10 4EA



Estate Agents and
Chartered Surveyors

Asking Price Of

£189,950



Second Floor Apartment



Property Description

****IDEAL INVESTMENT OR FIRST TIME PURCHASE* NO CHAIN**** MGY are pleased to present for sale, a spacious two bedroom second floor apartment in the popular Amity Court development. Close proximity to the City Centre & Cardiff Bay. The accommodation has been modernised and briefly comprises of lounge/diner, brand new kitchen, two double bedrooms, one with upgraded en-suite and bathroom. The property further benefits from an electric heating system, double glazing throughout, new boiler, new wooden effect flooring and a Juliet balcony with canal views. Secure bike storage. One allocated parking space and visitor parking. Ideal first time purchase or investment. Low service charges. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 821 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Wall mounted video entry intercom system. Wood effect laminate flooring. Wall mounted electric panel heater. Pendant light and PowerPoints.

LOUNGE/DINER

14' 4" x 12' 10" (4.39m x 3.92m)
Double glazed uPVC French doors to side, leading to Juliet balcony with canal views. Ample natural daylight. Wooden laminate effect flooring. Obscured glass window. Wall mounted electric panel heater. Pendant light and PowerPoints.

KITCHEN

10' 9" x 7' 1" (3.30m x 2.16m)
Brand new kitchen. Laminate wood effect flooring. Wall and base units across two walls, with work surfaces incorporating double stainless steel sink with mixer tap over. Integrated electric oven, with four ring electric hob and stainless steel extractor hood over. Part tiled walls with obscured glass window to side. Ample storage. Integrated fridge freezer and space for washing machine. Pendant light and PowerPoints.

STORAGE CUPBOARD

Large storage cupboard housing new hot water tank.

BEDROOM ONE

16' 0" x 10' 0" (4.89m x 3.06m)
Double glazed uPVC window to side. Large double bedroom. Carpeted flooring. Wall mounted electric panel heater. Pendant light and PowerPoints. Door to;

EN-SUITE

10' 0" x 3' 10" (3.06m x 1.19m)
Upgraded en-suite. Tiled flooring. Pedestal wash hand basin. Part tiled walls. Wall mounted mirror. W.C. Shower cubicle with glass door and mains shower over. Extractor fan. Pendant light.

BEDROOM TWO

11' 5" x 10' 10" (3.49m x 3.31m)
Double glazed uPVC window to side. Double bedroom. Carpeted flooring. Pendant light and PowerPoints.

BATHROOM

7' 6" x 7' 3" (2.29m x 2.21m)
Double glazed obscure window. Panelled bath with mixer tap and shower over. Glass shower screen. Tiled flooring. Part tiled walls. Pedestal wash hand basin. W.C. Electric storage heater. Extractor fan. Pendant light.

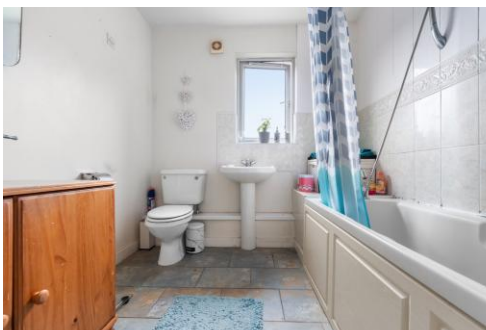
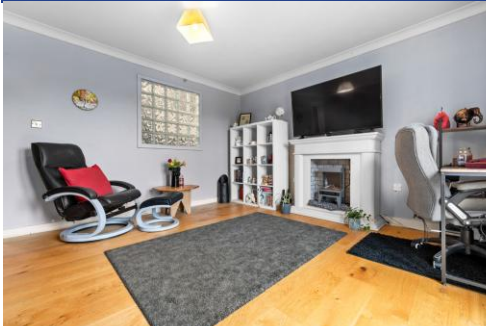
PARKING

Allocated parking space and visitor parking.

TENURE

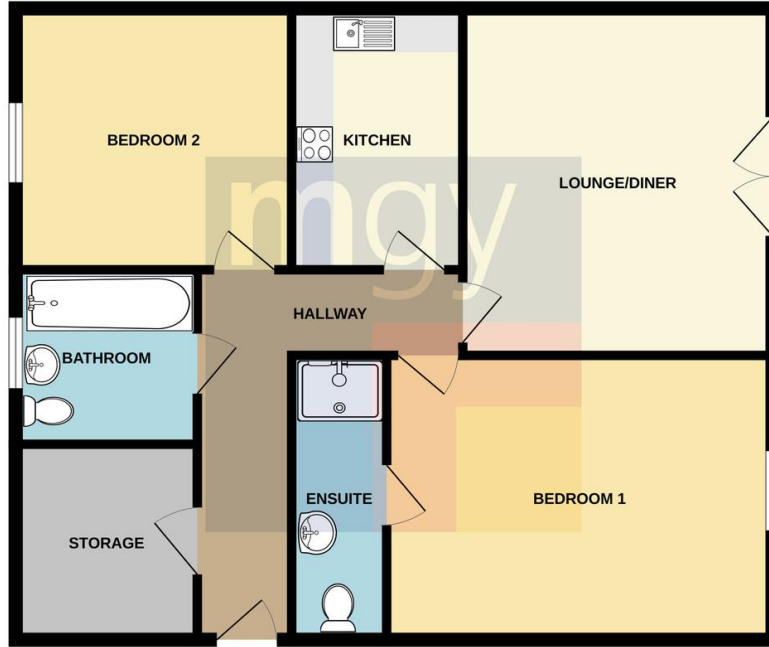
MGY are advised that the property is leasehold, with a lease of 999 years from 2001. Low service charges of £1,200 per annum, which includes building insurance. Ground rent £208.90 per annum.

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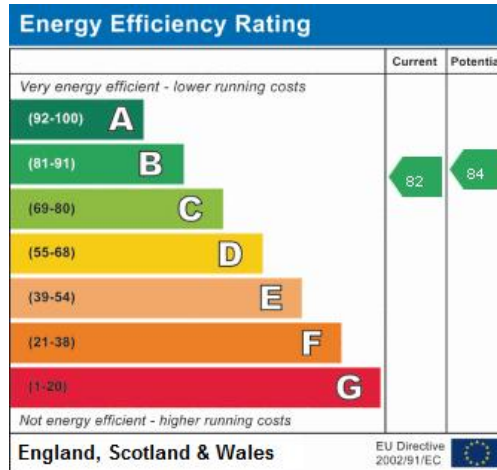


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SECOND FLOOR



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 sensors, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 32004.



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