

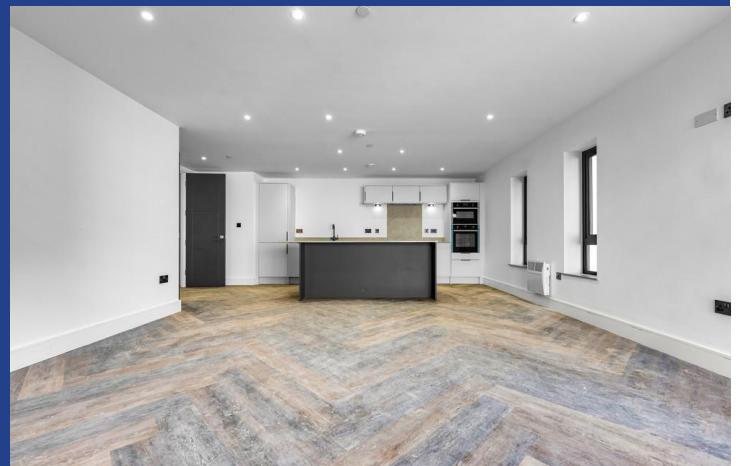
# Museum View, Park Place, Cardiff City Centre, Cardiff, CF10 3DQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£385,000**



Two Bedroom Apartment

2

2

2

1

# Property Description

**\*\*MUSEUM VIEW - A HIGH SPECIFICATION CITY CENTRE DEVELOPMENT\*\*** A redevelopment of a perfectly located building situated in the heart of Cardiff City Centre offering stunning views over the Museum and Park. This sympathetically designed scheme offers one, two and three bedroom luxury apartments set over four floors as part of an original and newly developed building. This development has the perfect balance between traditional combined with modern contemporary design. The apartments are all fitted to an extremely high specification including Sigma kitchens with Neff appliances. A video entry intercom system is included and brand new double glazing throughout. Internal bike storage. For further information call MGY on 02920 465466.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 1,072 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via Verona Black door. Classic Rustic Oak LTV wooden flooring. Video entry intercom system. Wall mounted electric heater. Storage cupboard housing hot water tank. Spotlights to ceiling.

## LOUNGE/DINER/KITCHEN

24' 3" x 19' 3" (7.40m x 5.88max)

## LOUNGE/DINER

An excellent lounge and dining space accessed via Pollino Grey double doors from the entrance hall. Continuation of Classic Rustic Oak LTV flooring with two double glazed windows and two large floor to ceiling double glazed windows with impressive park and museum views. Wall mounted electric heater. Spotlights to ceiling. PowerPoints.

## KITCHEN

A high quality Sigma fitted kitchen with a range of wall, base and drawer units with quartz worktops over and splashbacks, incorporating inset sink with drainer and mixer tap over. Under unit lighting. Integrated appliances including Neff double electric oven, microwave, dishwasher and fridge freezer. Four ring Neff induction hob and extractor hood over. Central island with quartz worktops and fitted base and drawer units. Extractor fan.

## BEDROOM ONE

18' 11" x 12' 2" (5.79m x 3.71m)  
Spacious double bedroom, with double glazed window to side. Classic Rustic Oak LTV flooring. Wall mounted electric heater. Spotlights to ceiling. Fitted wardrobe with double doors. Door to en-suite:

## ENSUITE

9' 5" x 5' 11" (2.88m x 1.82m)  
Modern suite comprising: Walk in tiled double shower cubicle, with sliding glass doors and mains shower, contemporary wash hand basin with vanity cupboard underneath and mixer tap over. W.C. Large wall mounted mirror. Tiled flooring and partly tiled walls. Extractor fan. Shaver point. Heated towel rail. Spotlights to ceiling.

## BEDROOM TWO

7' 9" x 5' 6" (2.38m x 1.68m)  
Second bedroom with two double glazed windows. Classic Rustic Oak LTV flooring. Fitted wardrobe with double doors. Wall mounted electric heater. Spotlights to ceiling. PowerPoints.

## BATHROOM

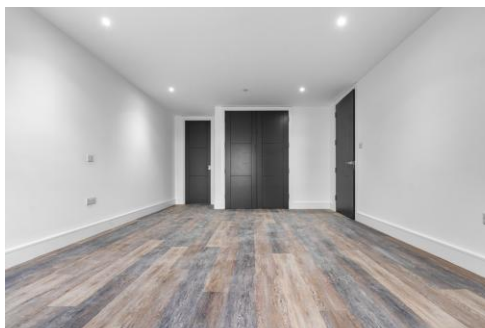
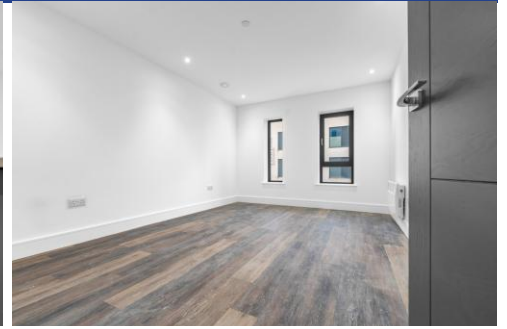
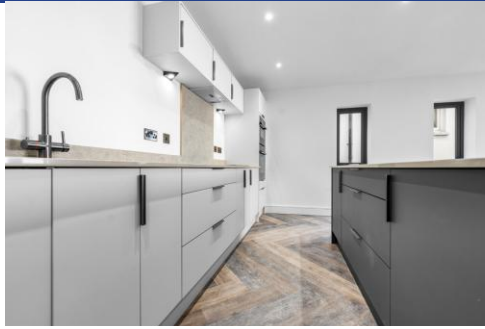
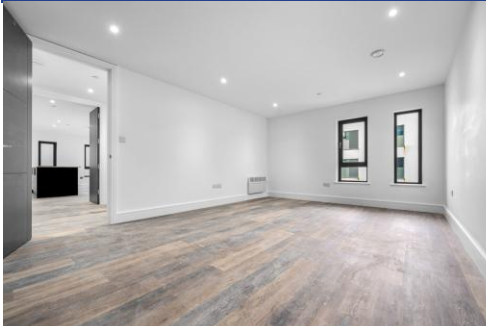
7' 9" x 5' 6" (2.38m x 1.68m)  
Exceptional modern suite comprising: panelled bath, with mains shower over and glass shower screen, contemporary wash hand basin with vanity cupboard underneath and mixer tap over. W.C. Large wall mounted mirror. Tiled flooring. Part tiled walls. Heated towel rail. Shaver point. Extractor fan. Spotlights to ceiling.

## TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from build. Low service charges of £2,314.37 per annum. There is no ground rent payable as this is Peppercorn.

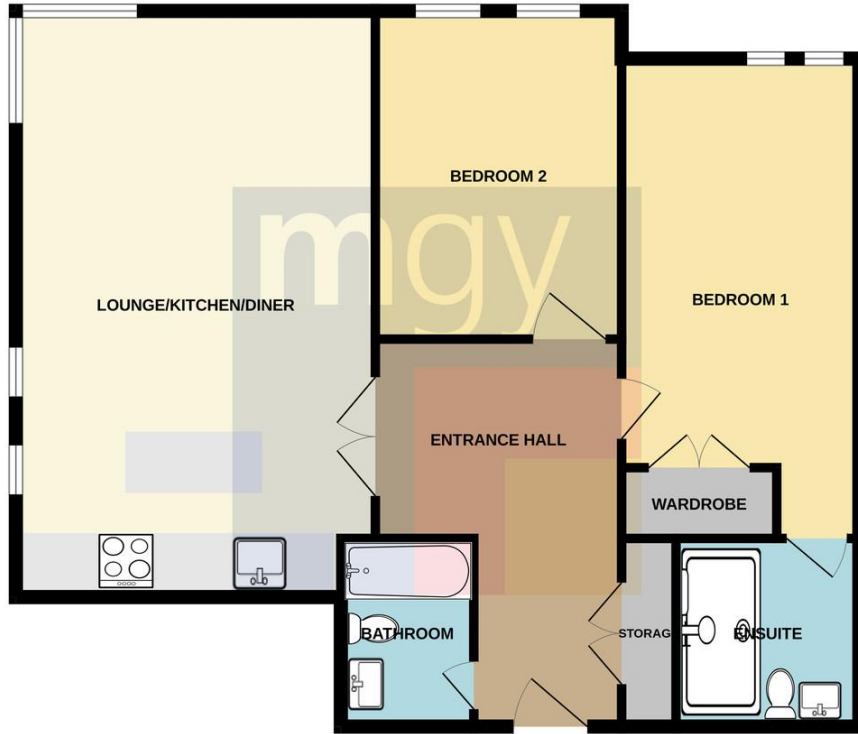


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## FIRST FLOOR



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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	81   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



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