



HARROWBY STREET
CARDIFF BAY
CF10 5GA

ASKING PRICE OF
£185,000



TOP FLOOR APARTMENT



2



2



2



1

****CHAIN FREE - IDEAL INVESTMENT OR FIRST TIME PURCHASE**** MGY are delighted to bring to market this immaculately presented chain free, two double bedroom, top floor apartment situated within the popular location, Harrowby Street. Walking distance to Mermaid Quay and the City Centre. The larger than average accommodation briefly comprises entrance hallway, open plan lounge/kitchen/diner, two double bedrooms - master ensuite shower room, and bathroom. The property further benefits from double glazing and gas central heating throughout, one allocated parking space, security entry intercom system and is chain free. *Viewing highly recommended*

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 799 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from communal hallway. Pendant light fitting. Loft hatch. Doors to all rooms and two storage cupboards - one housing boiler. Radiator.

LOUNGE/KITCHEN/DINER

24' 9" x 16' 8" (7.56m x 5.09m)
Bright open plan space. Carpet to lounge area with vinyl flooring to kitchen/dining area. Pendant light fittings. Double glazed uPVC window to side aspect. Two sets of double-glazed uPVC French doors with Juliet balconies to each. TV and telephone point. Radiators. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating electric hob with extractor above and oven beneath and inset stainless steel 1.5 sink with hot and cold tap over. Integrated appliances such as dishwasher, washing machine, and fridge/freezer. Power points.

BEDROOM ONE

13' 5" x 10' 6" (4.10m x 3.22m)
Continuation of carpet. Double glazed uPVC window to front aspect. Pendant light fitting. Power points. Radiator. Door to ensuite shower room.

ENSUITE SHOWER ROOM

5' 4" x 4' 9" (1.64m x 1.45m)
Vinyl herringbone effect flooring. Tiled walls. Pendant light fitting. Pedestal wash hand basin with hot and cold tap over. WC. Walk in shower cubicle with mains powered shower. Extractor.

BEDROOM TWO

11' 5" x 10' 1" (3.50m x 3.09m)
Carpet to floor. Pendant light fitting. Double glazed uPVC window to front aspect. Radiator. Power points.

BATHROOM

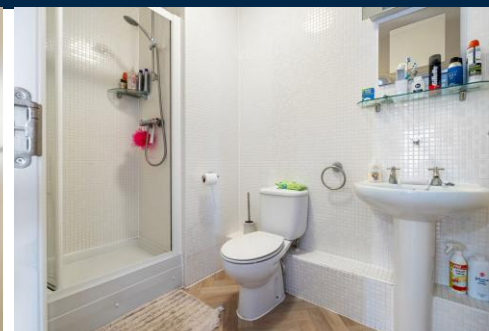
9' 0" x 5' 9" (2.75m x 1.76m)
Carpet to floor. Tiled walls. White three-piece-suite comprising panelled bath with hot and cold tap over, WC, and pedestal wash hand basin with hot and cold tap over. Extractor. Pendant light fitting. Radiator.

TENURE

MGY are advised that the property is leasehold, with a term of 150 years from 2004. Service charges of £2,928.41 per annum, which includes buildings insurance, security entry intercom system, caretaker, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage and barrier access to an allocated parking space. Ground rent £205.44 per annum.

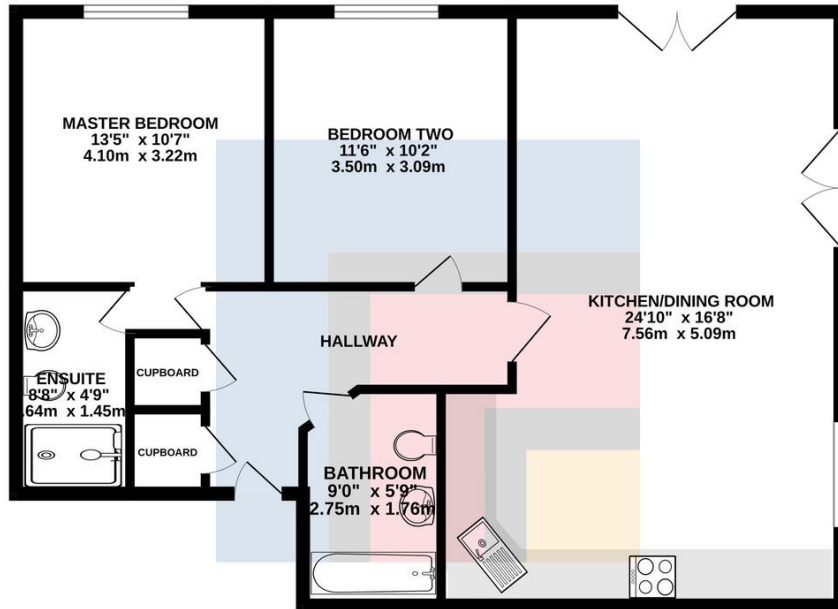


HARROWBY STREET, CARDIFF BAY, CF10 5GA

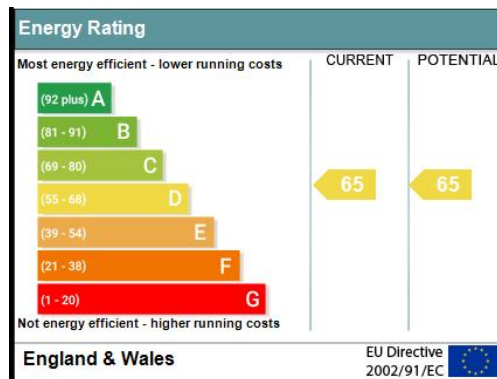


HARROWBY STREET, CARDIFF BAY, CF10 5GA

799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA - 799 sq.ft. (74.2 sq.m.) approx.
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.
Made with Metropix C2025



CARDIFF 029 2046 5466

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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or other wise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

MGY.CO.UK