

Hayes Apartments, The Hayes, Cardiff, CF10 1BZ



Estate Agents and
Chartered Surveyors

£265,000



Two Bedroom Apartment

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Property Description

****IMMACULATE CITY CENTRE APARTMENT* NO CHAIN**** MGY are pleased to present for sale a third floor, two bedroom apartment within the popular city centre development, The Hayes. The spacious accommodation comprises of entrance hall to lounge/diner and modern fitted kitchen, bathroom and two double bedrooms, one with en-suite. The property further benefits from double glazing throughout, decked balcony, two Juliette balconies, underfloor heating system, bike storage and one parking space. The secure development requires fob access and has beautiful communal grounds. EWS1 form in place. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx TBC

Viewing Arrangements
Strictly by appointment

LOCATION

The Hayes development is situated in a prime location, in the heart of the City Centre, with numerous bars and restaurants on its doorstep. Ample shops, including St Davids and St Davids 2 shopping centres, which are a stone's throw away. Cardiff central train station and public transport is within close proximity, linking to surrounding areas of Cardiff. A fantastic location to enjoy the vibrant city.

ENTRANCE HALL

Entered via walnut effect door, with security spy hole and letter box. Wood effect laminate flooring. Wall mounted video entry intercom system. Large storage cupboard, with space for washer/dryer. Spotlights.

LOUNGE/DINER/KITCHEN

21' 8" x 11' 7" (6.62m x 3.54m)
Double glazed uPVC patio doors, leading to decked balcony. Ample natural daylight. Brand new engineered wood flooring. Underfloor heating. Part tiled walls. Modern Fitted units, with work surfaces incorporating stainless steel sink, with dual tap. Under unit lighting. Built in microwave, oven, four ring hob and extractor hood over. Integrated dishwasher and fridge freezer. Extractor fan. Spotlights. Telephone point. TV Aerial point. Spotlights. Open plan living.

BALCONY

Large decked balcony, with glass surround. Fantastic city views. Accessed from the living room.

MASTER BEDROOM

15' 10" x 10' 0" (4.84m x 3.06m)
Double glazed uPVC French doors, leading to Juliette balcony. Carpeted flooring. Built in wardrobe, with mirrored sliding doors. Wall mounted electric panel heater. Telephone point. TV Aerial point. Extractor fan. Spotlights. Door to:-

EN-SUITE

7' 0" x 3' 9" (2.14m x 1.16m)
Tiled flooring. Fully tiled walls. Vanity enclosed wash hand basin, with dual tap. W.C, with dual flush. Large shower cubicle, with rainfall shower. Shaver point. Fitted mirrored and inset shelving. Extractor fan. Heated towel rail. Spotlights.

BEDROOM TWO

15' 2" x 8' 7" (4.64m x 2.64m)
Double glazed uPVC door, leading to Juliette balcony. Additional double glazed uPVC window, to side. Carpeted flooring. Built in wardrobe, with mirrored sliding doors. Wall mounted electric panel heater. Telephone point. TV Aerial point. Extractor fan. Spotlights.

BATHROOM

7' 8" x 5' 5" (2.35m x 1.66m)
Tiled flooring. Fully tiled walls. Vanity enclosed wash hand basin, with dual tap. W.C, with dual flush. Panelled bath, with rainfall shower over and glass shower screen. Fitted mirrored and inset shelving. Shaver point. Extractor fan. Heated towel rail. Spotlights.

PARKING

One parking space. Secure barrier access, with fob entry.

TENURE

MGY are advised that the property is leasehold, with a term of 153 years from 2008. Service charges of £ per annum, which includes building insurance, lift maintenance, secure fob access, video entry intercom system, onsite caretaker, maintenance of internal and external communal areas/communal gardens, regular cleaning and refuse disposal, bike storage and secure barrier access to allocated parking. Ground rent £ per annum.

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