



Apt 83, Schooner Wharf, Schooner Drive

£169,950

****IDEAL FIRST TIME PURCHASE* NO CHAIN**** MGY are pleased to present for sale an immaculately presented one bedroom, sixth floor apartment, in the popular Schooner Wharf development. Conveniently situated between Cardiff Bay and the City Centre. The spacious accommodation comprises entrance hall, open plan living/ dining room with balcony, modern kitchen, double bedroom and bathroom. Ideal first time purchase or investment. Street parking nearby. Viewing highly recommended. EWS1 form in place. No chain.

Council Tax band: D

ENTRANCE HALL

Entered via wooden door, with security spy hole. Wood effect laminate flooring. Wall mounted electric panel heater. Large storage cupboard, housing hot water tank. Wall mounted video entry intercom system.

LOUNGE/KITCHEN/DINER

23' 8" x 10' 0" (7.22m x 3.06m)

Spacious living area. Large double glazed uPVC windows to front. Ample natural daylight. Wood effect laminate flooring. Wall mounted electric panel heater. TV Aerial point. Telephone point. Modern fitted units, with work surfaces incorporating stainless steel sink, with dual tap. Ample storage. Tiled splash back. Integrated Zanussi oven and four ring electric Zanussi hob, with stainless steel extractor hood over. Extractor. Integrated fridge freezer and microwave. Space for washing machine. Spotlights. Double glazed uPVC door, leading to large balcony.

BALCONY

Large decked balcony with ample sun. Accessed from the living room.

BEDROOM

12' 3" x 10' 7" (3.74m x 3.22m)

Large double glazed uPVC windows to front. Ample natural daylight. Spacious double bedroom. Carpeted flooring. Large custom fitted wardrobes. TV Aerial point. Wall mounted electric panel heater.

BATHROOM

6' 10" x 5' 7" (2.09m x 1.70m)

Modern bathroom. Wood effect laminate flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Pedestal wash hand basin with mirror over. W.C. Wall mounted mirrored vanity unit. Heated towel rail. Extractor.

TENURE

MGY are advised that the property is leasehold, with a term of 250 years from 2017. Low service charges of £853.55 per annum, which includes lift maintenance, video entry intercom system, secure fob access, CCTV, maintenance of internal and external communal areas, regular cleaning, refuse disposal and bike storage. Ground rent £125 per annum. Building insurance £388.54 per annum. NHBC Warranty cover in place.

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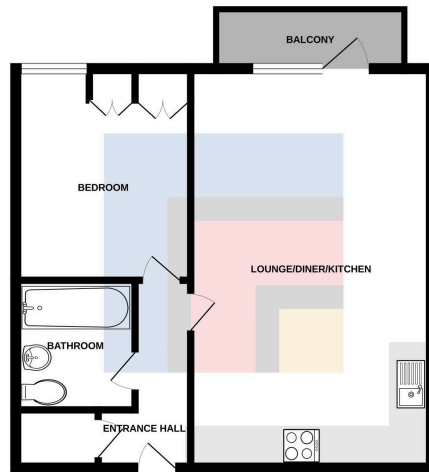
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Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, counts and other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee is being given with respect to their condition or operation.



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