

Marlborough House Westgate Street, Cardiff

Asking Price Of £250,000

SUPERBLY PRESENTED, GROUND FLOOR, TWO BEDROOM APARTMENT IN THE CITY CENTRE * NO CHAIN* MG Y are delighted to bring to market this luxury two double bedroom apartment located in the heart of the City Centre. The accommodation briefly comprises entrance hall, lounge, kitchen, two double bedrooms and family bathroom. The property further benefits from having 24 hour concierge and is chain free. Viewing highly recommended.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

HALLWAY

Entered via front door leading from communal hallway. Parquet flooring. Coving and pendant lights to ceiling. Doors to two storage cupboards, one with plumbing for washing machine and space for dryer, the other is an airing cupboard. Wall mounted intercom. Doors to all rooms.

LOUNGE

20' 6" x 13' 5" (6.24m x 4.08m)

Entered via frosted glass double doors. Continuation of parquet flooring. Double glazed sash wood frame windows to front and side aspects. Ceiling rose with pendant light fittings. Gas fire with a catalytic converter, limestone mantle and marble base. Alcoves with fitted shelving and storage under, with spotlights. Radiators. Opening to:

KITCHEN

12' 3" x 8' 5" (3.73m x 2.57m)

Modern fitted Wren kitchen with Quartz counter tops. Sliding aluminium framed window to rear aspect with views of the Principality Stadium. Inset sink and mixer tap. Integrated appliances including: Neff hide and slide double oven and microwave which is self cleaning, dishwasher, and five ring gas hob. Space for American style fridge freezer. Spotlights and under cabinet lighting. Radiator.

BEDROOM ONE

14' 7" x 9' 3" (4.44m x 2.82m)

Double glazed wood frame sash window. Double bedroom, with parquet flooring. Coving and ceiling rose with pendant light fitting. Alcoves. Radiator.

BEDROOM TWO

9' 11" x 7' 8" (3.03m x 2.34m)

Double glazed composite sash window with fitted blinds. A second double bedroom, with parquet flooring. Coving and ceiling rose with pendant light fitting. Door to storage cupboard housing Glow Worm boiler. Radiator.

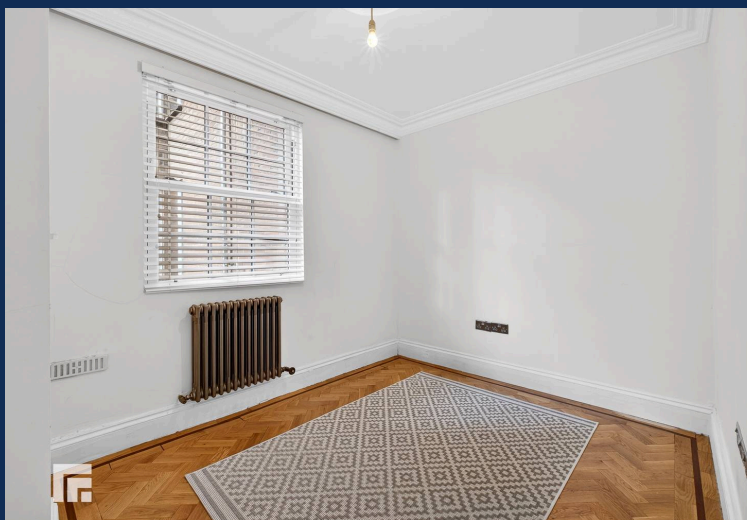
BATHROOM

9' 2" x 6' 5" (2.79m x 1.96m)

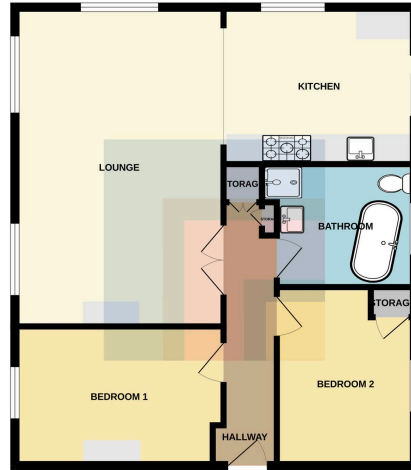
Obscure composite double glazed sash window plus additional double glazed window. Steps leading to immaculate modern bathroom. Freestanding bath with mixer tap and shower fixture over. Pedestal wash hand basin with hot and cold taps over with tiled splashback. WC. Separate shower with mains rainfall showerhead and additional fixture over. Coving and ceiling rose with pendant light fitting. Part tiled walls and tiled flooring. Wall mounted vanity mirror. Heated towel rail. Spotlights and wall mounted lights.

TENURE

MGY are advised that the property is LEASEHOLD. We have been advised that there are *** years left on the lease. There is a service charge of approx.**** per annum which includes buildings insurance, maintenance of the communal areas, lift maintenance, water rates, window cleaning etc. Ground Rent: ***



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, the floorplan is not intended to be a statement of fact. It is provided for guidance only and does not constitute an offer or a contract. It is not intended to be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their accuracy.

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