



21 Reresby Court Cardiff Bay, Cardiff

£155,000 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

ENTRANCE HALL

Entered via wooden door. Carpeted flooring. Three storage cupboards, one housing new hot water tank. Wall mounted security intercom system. Thermostat.

LOUNGE/KITCHEN/DINER

Large double glazed uPVC floor to ceiling windows to front. Additional double glazed uPVC window to side. Ample natural daylight. Carpeted flooring. Telephone point. TV aerial point. Thermostat. Open plan living. Kitchen, with modern fitted units and work surfaces incorporating stainless steel sink. Ample storage. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splash back. Vinyl tile effect flooring to kitchen. Extractor fan. Integrated dishwasher and fridge freezer. Space for washer/ dryer.

MASTER BEDROOM

Double glazed uPVC windows to front. Carpeted flooring. Telephone point. TV Aerial point. Thermostat. Door to:-

EN-SUITE

Modern en-suite/ Carpeted flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Heated towel rail. Extractor fan.

BEDROOM TWO

Second double bedroom. Double glazed uPVC windows to front aspect. Carpeted flooring. Telephone point. TV Aerial point. Thermostat.

BATHROOM

Modern bathroom. Part tiled walls. Panelled bath. Pedestal wash hand basin. W.C. Heated towel rail. Extractor fan. Shaver point. Carpeted flooring.

PARKING

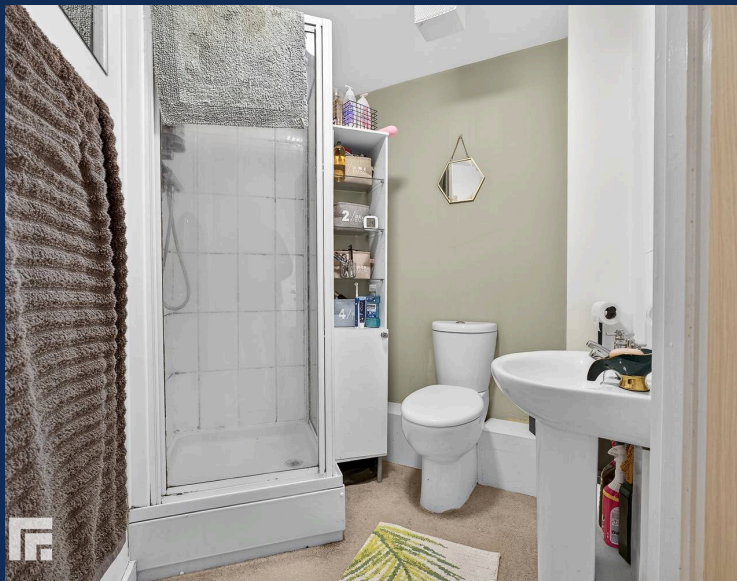
Secure barrier access, to an allocated parking space.

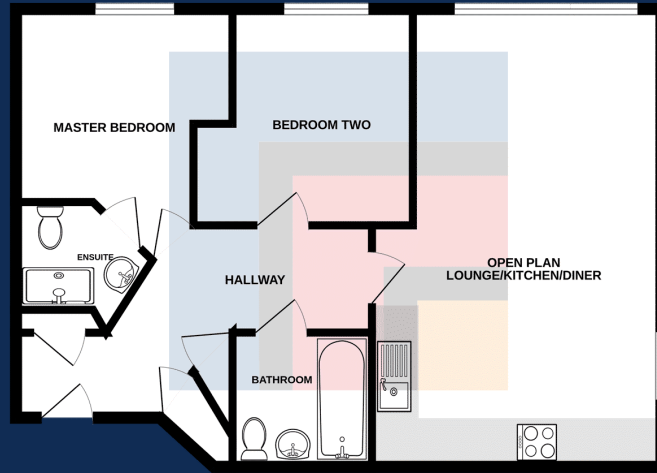
TENURE

MGY are advised that the property is leasehold, with a term of 150 years from 2004. Service charges of £1,342.49 per annum, which includes a security entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, barrier access to an allocated parking space and parking management. Building insurance £978.78 per annum. Ground rent £309.89 per annum.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
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