

## 44 Monaco House, Lynton Court

£150,000 Leasehold

**\*\*IDEAL FIRST TIME PURCHASE \*NO CHAIN\*\*** MGY are pleased to present for sale, a large one bedroom, first floor apartment within the highly sought af...

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

## **ENTRANCE HALL**

Dimensions: 11' 8" x 6' 10" (3.56m x 2.09m). Entered via wooden door, with security spy hole. Laminate wood effect flooring. Two storage cupboards, one housing hot water tank. Wall mounted video entry intercom system. Wall mounted storage heater.

## **LIVING ROOM**

Dimensions: 12' 11" x 9' 1" (3.94m x 2.79m). Double glazed uPVC floor to ceiling window and patio door, leading to large balcony. Laminate wood effect flooring. Telephone point. TV aerial point. Wall mounted storage heater. Door leading to kitchen.

## **KITCHEN**

Dimensions: 9' 1" x 7' 2" (2.78m x 2.19m). Tiled flooring. Fitted units, with work surfaces incorporating stainless steel sink. Ample storage, with over and under unit lighting. Built in oven, with four ring electric hob and stainless steel extractor hood over. Splash back. Extractor fan. Integrated dishwasher. Space for fridge freezer and washing machine. Spotlights.

## **BEDROOM**

Dimensions: 19' 3" x 10' 11" (5.89m x 3.33m). Double glazed uPVC windows to front. Large double bedroom. Laminate wood effect flooring. Two built in double wardrobes. Telephone point. TV aerial point. Wall mounted electric panel heater.

## **BATHROOM**

Dimensions: 7' 6" x 7' 2" (2.29m x 2.19m). Spacious bathroom. Tiled flooring. Fully tiled walls. Wall mounted wash hand basin. Panelled bath, with shower over and glass shower screen. W.C. Heated towel rail. Extractor fan.

## **STORAGE CUPBOARD**

Dimensions: 9' 1" x 3' 11" (2.79m x 1.20m). Exceptionally large storage cupboard in entrance hall.

## **BALCONY**

Dimensions: 11' 5" x 4' 1" (3.49m x 1.27m). Large decked balcony, with glass surround. External lighting. Accessed from the living room.

## **PARKING**

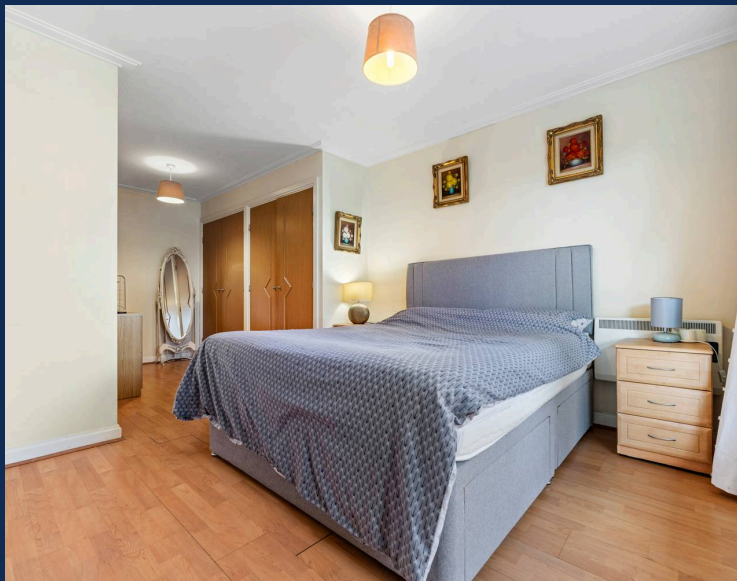
One allocated undercroft parking space. Visitor parking.

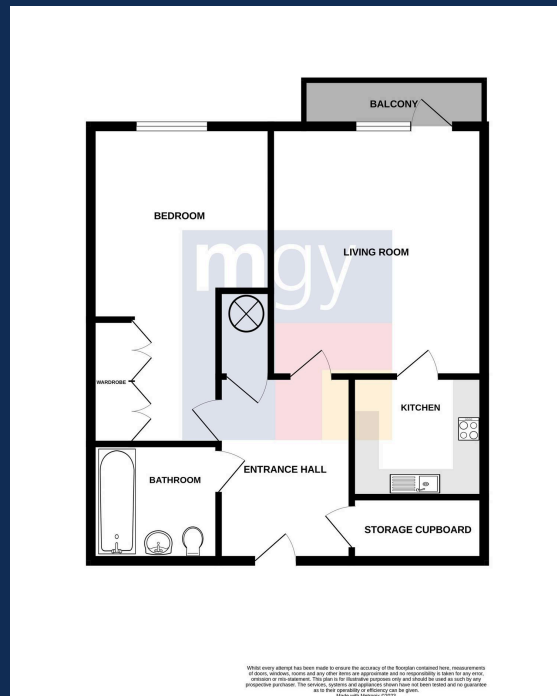
## **FACILITIES**

The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

## **TENURE**

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,988.56 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, reserve fund contribution, regular cleaning and refuse disposal, bike storage, an allocated undercroft parking space, visitor parking and parking management. Ground rent £154 per annum.





**CARDIFF 029 2046 5466**

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