



## 39 St. Stephens Mansions Mount Stuart Square, Cardiff

£225,000 Leasehold

**\*\*IMMACULATELY PRESENTED\* NO CHAIN\*\*** MGY are delighted to present for sale this modern two bedroom, third floor apartment located within the popula...

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

## **ENTRANCE HALL**

Entered via wooden door, with security spy hole. Video entry intercom system. Carpeted flooring. Storage cupboard, housing hot water tank. Wall mounted electric panel heater.

## **LOUNGE/DINER**

Dimensions: 23' 0" x 17' 10" (7.03m x 5.44m). Double glazed window to front. Spacious living room. Carpeted flooring. TV and Telephone point. Two wall mounted electric panel heaters. Spotlights. Power points. Coving to ceiling.

## **KITCHEN**

Dimensions: 11' 5" x 10' 0" (3.48m x 3.06m). Modern fitted kitchen with a range of wall and base and units, incorporating stainless steel sink. Ample storage, with under unit lighting. Four ring electric hob, with extractor fan over. Tiled flooring. Part tiled walls. Integrated oven, fridge freezer and washer/dryer. Plinth heater. Power points.

## **MASTER BEDROOM**

Dimensions: 17' 4" x 12' 4" (5.29m x 3.76m). Double glazed windows to side. Carpeted flooring. Built in double wardrobe. TV and Telephone point. Wall mounted electric panel heater. Power points. Door to en-suite.

## **EN-SUITE**

Vinyl flooring. Part tiled walls. Vanity enclosed wash hand basin. W.C. Shower cubicle. Shaver point. Heated towel rail. Spotlights. Extractor fan.

## **BEDROOM TWO**

Dimensions: 15' 6" x 9' 4" (4.73m x 2.85m). Double glazed windows to side. Double bedroom. Carpeted flooring. TV and Telephone point. Wall mounted electric panel heater. Power points.

## **BATHROOM**

Dimensions: 6' 11" x 6' 4" (2.12m x 1.95m). Modern bathroom. Tiled flooring. Fully tiled walls. Panelled bath. Vanity enclosed wash hand basin. W.C. Heated towel rail. Extractor fan. Heater. Shaver point. Spotlights.

## **PARKING**

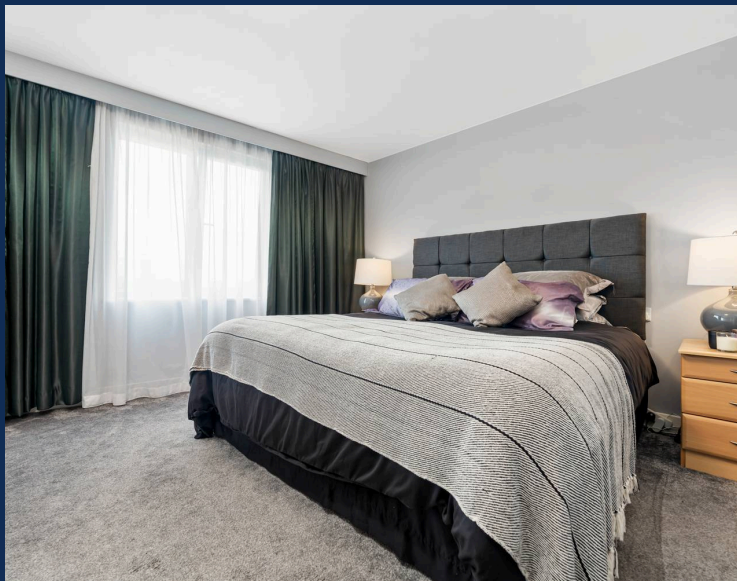
Secure gated access to an allocated undercroft parking space. Visitor parking.

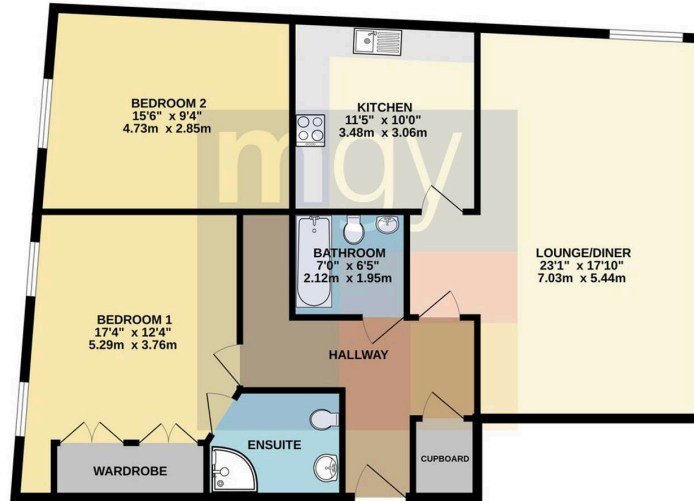
## **TENURE**

MGY are advised that the property is leasehold, with a term of 125 years from 2002. Service charges of £2,700 per annum, which includes building insurance, water rates, secure gated access, video entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space and parking management. Ground rent £150 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.





TOTAL FLOOR AREA: 1102 sq ft (102.4 sq m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Homestyler 2023

**CARDIFF 029 2046 5466**

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 South Glamorgan, CF10 5EE



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

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