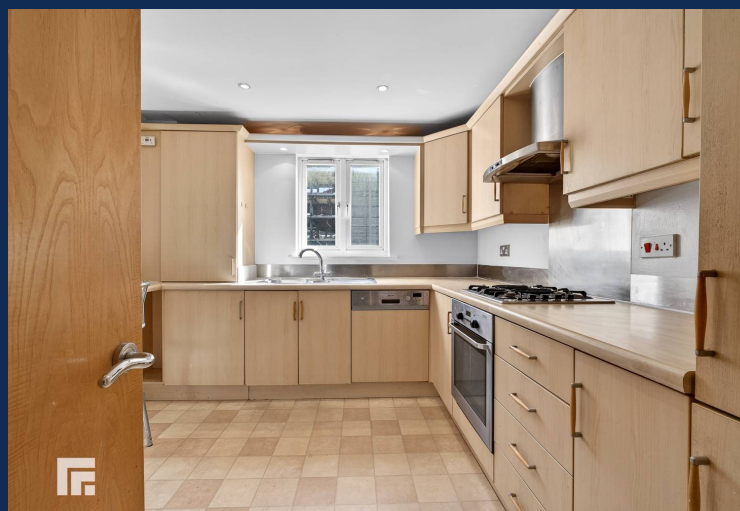




10 Forio House, Ffordd Garthorne, Cardiff

£174,950 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

LOCATION

Forio House is situated within a popular development in Cardiff Bay. The apartment is positioned in a fantastic location, within walking distance to Cardiff City Centre and Mermaid Quays popular attractions, including The Wales Millennium Centre. It is situated within close proximity to a variety of bars, restaurants, coffee shops, Everyman cinema and water sports/activities. The property is within walking distance to The Red Dragon Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

ENTRANCE HALL

Entered via wooden door with security spy hole. Brand new fitted carpet. Wall mounted radiator. Large storage cupboard with wooden double doors. Spotlights. Doors leading to all rooms.

LIVING ROOM

13' 9" x 17' 3" (4.19m x 5.26m)

Extremely spacious living room. Floor to ceiling uPVC double glazed windows to front aspect. Ample natural daylight. Brand new fitted carpet. Spotlights. Wall mounted radiator.

KITCHEN

13' 9" x 10' 9" (4.18m x 3.28m)

Separate kitchen with a range of wall, base and drawer units with worktops incorporating stainless steel sink with mixer tap. Four ring gas hob with extractor hood over and built in electric oven below. Ample storage. Integrated dishwasher, fridge/freezer and washing machine. Storage cupboard housing Combi-boiler. Breakfast bar with space for three breakfast stools. Spotlights. Vinyl flooring. Double glazed uPVC window to rear aspect. Wall mounted radiator.

MASTER BEDROOM

10' 1" x 14' 4" (3.07m x 4.36m)

Spacious double bedroom. Floor to ceiling uPVC double glazed windows to front aspect. Ample natural daylight. Large fitted wardrobes. Wall mounted radiator. Door leading to:-

EN-SUITE

6' 6" x 3' 11" (1.99m x 1.19m)

White three-piece-suite comprising W.C, pedestal wash hand basin and shower cubicle. Part tiled walls. Vinyl flooring. Wall mounted radiator. Extractor. Spotlights.

BEDROOM TWO

9' 5" x 10' 0" (2.87m x 3.06m)

Second double bedroom. Double glazed uPVC windows to rear aspect. Brand new fitted carpet. Large fitted wardrobes. Wall mounted radiator. Spotlights.

BATHROOM

6' 2" x 6' 7" (1.88m x 2.00m)

White three-piece-suite comprising W.C, vanity enclosed wash hand basin and panelled bath with shower over. Part tiled walls. Vinyl flooring. Wall mounted radiator. Extractor. Spotlights.

PARKING

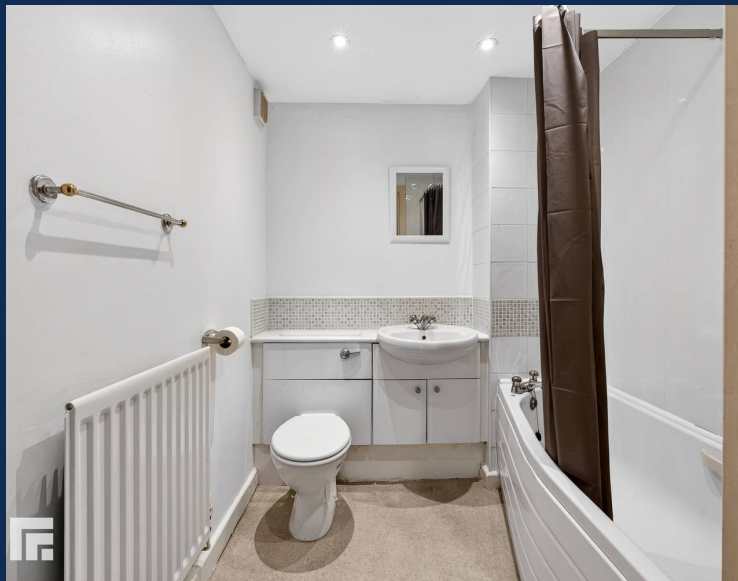
Secure gated access to an allocated parking space. Visitor parking.

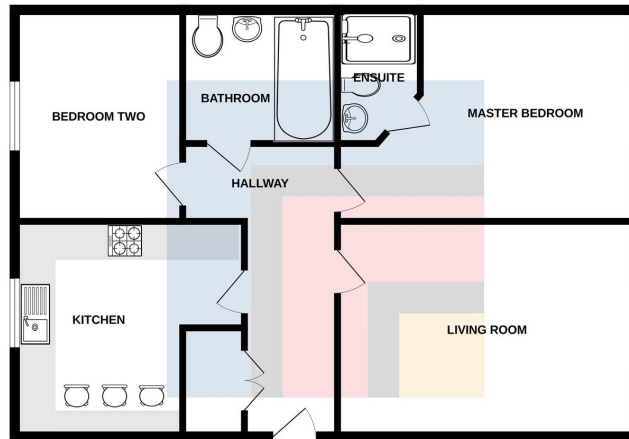
TENURE

MGY are advised that the property is leasehold with a term of 150 years from 2000. Low service charges of £1973.43 per annum, which includes water rates, building insurance, security entry intercom system, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, secure gated access to an allocated parking space, visitor parking and parking management. Ground rent of £174.35 per annum. This property has a share of the freehold.

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.





Whilst every effort has been made to ensure the accuracy of the floorplan, complete floor measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with: floorplan 10/2019

CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
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.

MGY.CO.UK