



17 City Wharf, Atlantic Wharf, Cardiff

£279,950 Leasehold

****IMMACULATELY PRESENTED* WATER VIEWS* NO CHAIN**** MGY are proud to offer a truly magnificent two bedroom, fifth floor apartment offering excellent...

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Wall mounted video entry intercom system. LVT flooring. Two storage cupboards, one housing hot water tank. Wall mounted electric panel heater. Spotlights.

LOUNGE/KITCHEN/DINER

Dimensions: 41' 4" x 35' 1" (12.6m x 10.7m). Double glazed floor to ceiling windows to front and side aspect with fitted blinds. Additional double glazed window to side. Ample natural daylight. Extremely spacious living area. LVT flooring. Modern fitted kitchen, with ample storage. Wall and base units, with work surfaces incorporating inset sink with mixer tap. Plinth lighting. Integrated appliances such as: microwave and grill, dishwasher, washing machine, fridge and freezer, plus oven with four ring electric hob and extractor over. Breakfast island with ample storage. Integrated fridge freezer. Wall mounted electric storage heaters. Open plan living. Spotlights. Door to large private balcony with water views.

BEDROOM ONE

Dimensions: 22' 3" x 13' 1" (6.8m x 4.0m). Double glazed window with fitted shutter blinds. Double bedroom. Carpeted flooring. Wall mounted electric panel heater. Spotlights. Door leading to:-

ENSUITE

Dimensions: 7' 2" x 5' 10" (2.2m x 1.8m). Tiled flooring. Part tiled walls. Panelled bath, with glass shower screen and mixer tap and mains powered shower over. Vanity enclosed wash hand basin with mixer tap and ample storage underneath. W.C. Large inset mirrored vanity unit with lighting. Extractor fan. Shaver point. Heated towel rail. Spotlights.

BEDROOM TWO

Dimensions: 17' 8" x 10' 2" (5.4m x 3.1m). Double glazed window with fitted shutter blinds. Double bedroom. Carpeted flooring. Wall mounted electric panel heater. Spotlights.

BATHROOM

Dimensions: 7' 2" x 5' 6" (2.2m x 1.7m). Tiled flooring. Part tiled walls. Double shower cubicle, with glass shower screen and mains powered shower over. Vanity enclosed wash hand basin with mixer tap and ample storage underneath. W.C. Large inset mirrored vanity unit with lighting. Extractor fan. Shaver point. Heated towel rail. Spotlights.

BALCONY

Dimensions: 17' 4" x 10' 9" (5.3m x 3.3m). Large private decked balcony with glass surround. Stunning water views and south facing. Accessed from the lounge/diner/kitchen.

PARKING

Barrier access to one allocated parking space.

TENURE

MGY are advised that the property is leasehold, with a lease of 125 years from 2004. Service charges of £4,014 per annum, which includes building insurance, lift maintenance, maintenance of internal and external communal areas, bike storage and barrier access to an allocated parking space. Ground rent £125 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.



