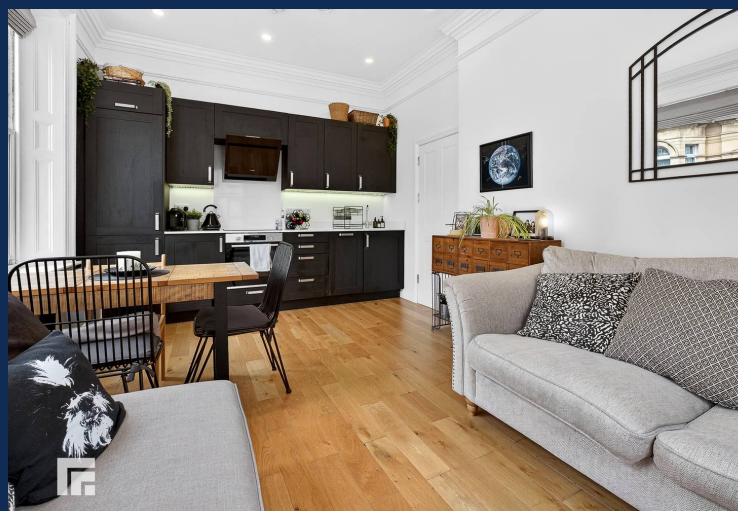




Flat 6, Marine House Mount Stuart Square, Cardiff

£159,950 Leasehold

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

ENTRANCE HALL

Entered via wooden door with security spy hole. Wall mounted video entry intercom system. Oak flooring. Built in storage cupboard, housing hot water tank and space for washer/dryer. Wall mounted electric panel heater. Coving. Spotlights. Doors leading to all rooms.

LOUNGE/KITCHEN/DINER

Large sash windows to front and side aspect, with great views of the Cole Exchange. Ample natural daylight. Oak flooring. TV Aerial point. Telephone point. Two wall mounted electric panel heaters. Coving. Spotlights. Open plan living. Large German kitchen. Oak flooring. Modern fitted wall and base units, with granite work surfaces incorporating stainless steel sink, with dual tap. Built in BOSCH oven and four ring BOSCH induction hob, with extractor hood over. Ample storage and under unit lighting. Integrated BOSCH dishwasher, fridge and freezer. Wall mounted electric panel heater. Extractor fan. Coving. Spotlights.

BEDROOM

Large sash windows to side aspect. Ample natural daylight. Carpeted flooring. Feature wallpaper wall. Wall mounted electric panel heater. TV Aerial point. Telephone point. Coving. Spotlights.

SHOWER ROOM

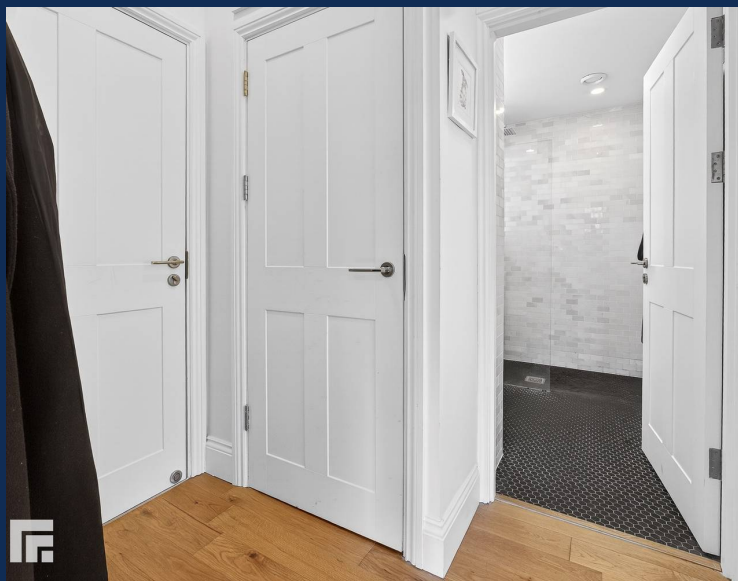
Modern shower room, with Grohe fittings. Tiled flooring. Fully tiled walls. Walk in shower, with rainfall shower and additional shower attachment. Inset storage and glass shower screen. Vanity enclosed wash hand basin, with dual tap. W.C. Large wall mounted mirror with lighting. Heated towel rail. Extractor fan. Spotlights.

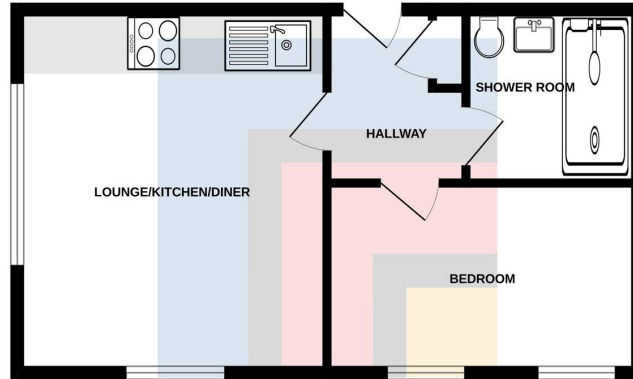
TENURE

MGY are advised that the property is leasehold, with a term of 250 years from 2019. Service charges of £1,400 per annum, which includes a security video entry intercom system, maintenance of internal and external communal areas, secure internal bike storage, regular cleaning and refuse disposal. Building insurance £220 per annum. Ground rent £137.50 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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 guidance purposes only and should be used as such by any prospective purchaser. 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 10/20/20

CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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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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