



11 Carlotta Way, Cardiff

£190,000 Leasehold



****IMMACULATELY PRESENTED AND FURNISHED**** A high-specification and extremely well presented two double bedroom ground floor furnished apartment in the...

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

LOCATION

Carlotta Way is a quiet development situated within walking distance of Mermaid Quay and it's popular attractions, including The Wales Millennium Centre. It is located within close proximity to a variety of bars, restaurants, coffee shops, Everyman cinema, water sports/activities and the popular 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. Large double glazed uPVC window to side aspect. Spacious hallway. Luxury tiled flooring. Two storage cupboards, one housing hot water tank. Wall mounted video entry intercom system. Wall mounted electric panel heater. Doors leading to all rooms. Spotlights.

LOUNGE/DINER

Impressive living area. Two sets of double glazed uPVC French doors, leading to outside space. Luxury tiled flooring. Extremely spacious. Two electric panel heaters. TV Point. Spotlights. Ample space for dining area.

KITCHEN

High specification separate kitchen. The kitchen has been upgraded with wall and base units and work surfaces incorporating composite sink. Ample storage. Integrated oven, microwave, dishwasher and washer/dryer. Four ring electric hob and stainless steel extractor hood over. Extractor fan. Tiled flooring and part tiled walls. Plinth heater. Plinth spotlights.

MASTER BEDROOM

A spacious double bedroom with a large double glazed uPVC window, overlooking the communal gardens. Carpeted flooring. Wall mounted electric panel heater. Door leading to:

EN-SUITE

Upgraded en-suite. White three piece comprising shower cubicle, pedestal wash hand basin and W.C. Tiled flooring and part tiled walls. Wall mounted mirrored vanity unit. Heated towel rail.

BEDROOM TWO

Double glazed uPVC window to side aspect. Large double bedroom. Carpeted flooring. Wall mounted electric panel heater.

BATHROOM

Upgraded bathroom. White three piece comprising panelled bathroom with shower over and glass shower screen, Pedestal wash hand basin and W.C. Tiled flooring and part tiled walls. Wall mounted mirrored vanity unit. Heated towel rail.

OUTSIDE SPACE

French doors opening to private outside area. Space for seating.

PARKING

Secure gated access to one allocated parking space.

TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2002. Service charges of £3,696 per annum, which includes water rates, building insurance, secure gated fob access, video entry intercom system, maintenance of internal and external communal areas, bike storage, regular cleaning and refuse disposal and an allocated parking space. Ground rent TBC 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.

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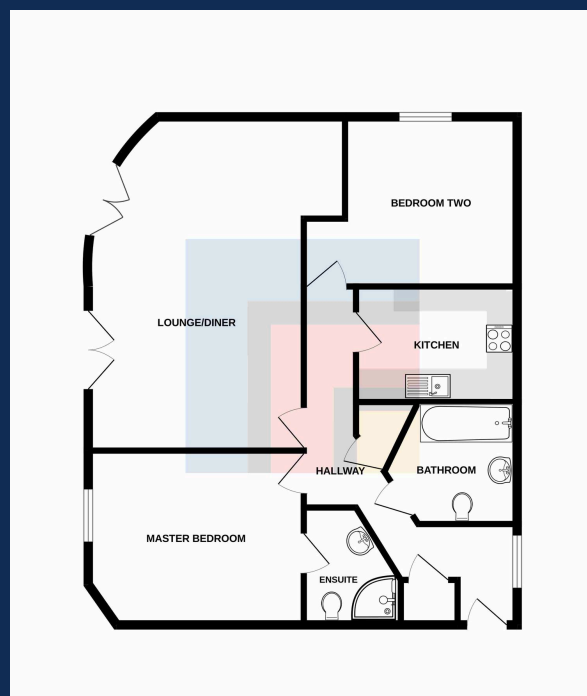
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CARDIFF 029 2046 5466

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.

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