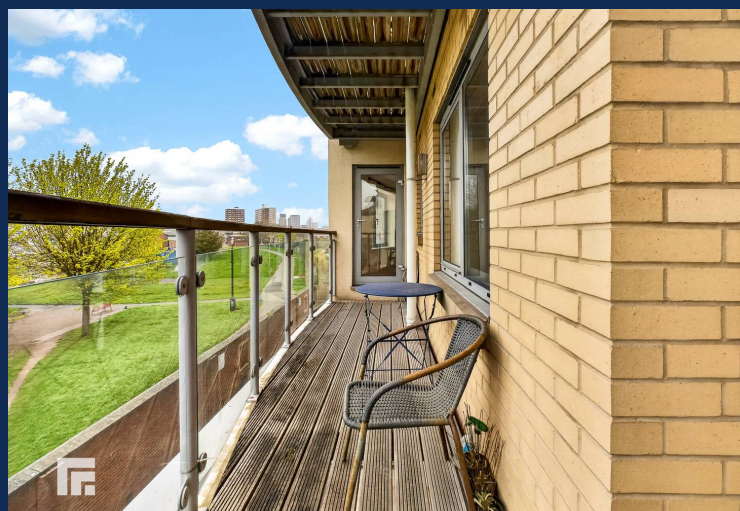




## St. Stephens Mansions Mount Stuart Square, Cardiff

£185,000 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

## **ENTRANCE HALL**

Entered via wooden door, with security spy hole. Very spacious hallway. Video entry intercom system. Carpeted flooring. Two built in storage cupboards, one housing brand new hot water tank which is mains pressure. Wall mounted electric panel heater. Doors leading to all rooms.

## **LOUNGE/DINER**

Spacious living area. Double glazed uPVC windows to front with door leading to private decked balcony. Carpeted flooring to living room. TV and Telephone point. Wall mounted electric panel heaters. Coving and spotlights.

## **KITCHEN**

Separate kitchen. Double glazed uPVC window to front aspect. Tiled flooring. Part tiled walls and splashbacks. Fitted kitchen with a range of wall, base and drawer units and work surfaces across two walls incorporating stainless steel sink. Four ring electric hob, with extractor fan over. Integrated oven, microwave, fridge freezer and washing machine.

## **BALCONY**

Exceptionally large decked balcony. Accessed from the living room and master bedroom.

## **MASTER BEDROOM**

Double bedroom. Double glazed uPVC doors with access to private decked balcony. Two fitted double wardrobes. TV and Telephone point. Wall mounted electric panel heater. Door leading to en-suite:

## **EN-SUITE**

Laminate wood effect flooring. Panelled walls. Shower cubicle with glass door and mains shower over. W.C. Vanity enclosed wash hand basin. Vanity mirror. Heated towel rail. Extractor fan. Spotlights.

## **BATHROOM**

Tiled flooring. Fully tiled walls. Panelled bath with rainfall shower over, glass shower screen and mixer tap. W.C. Vanity enclosed wash hand basin. Shaver point. Wall mounted vanity mirror. Heated towel rail. Extractor fan. Spotlights.

## **BEDROOM**

A second double bedroom. Double glazed uPVC window to front. Carpeted flooring. TV and Telephone point. Wall mounted electric panel heater.

## **PARKING**

Secure gated access to an allocated undercroft parking space.

## **TENURE**

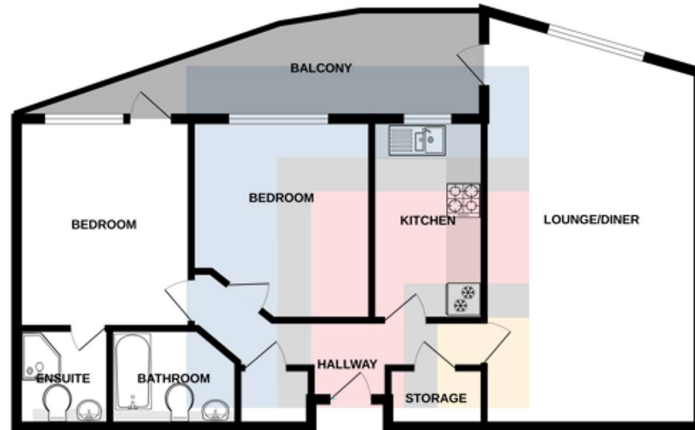
MGY are advised that the property is leasehold, with a term of 125 years from 2002. Service charges of £2261.02 per annum, which includes buildings insurance, water rates, secure fob access, video entry intercom, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated access to an allocated undercroft parking space and parking management. Ground rent is £174.34 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.



## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, 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 3.0.0.0

**CARDIFF** 029 2046 5466

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



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