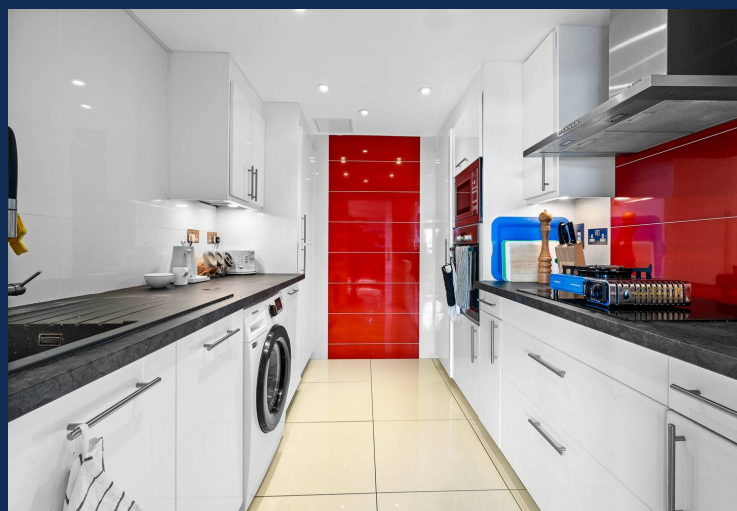
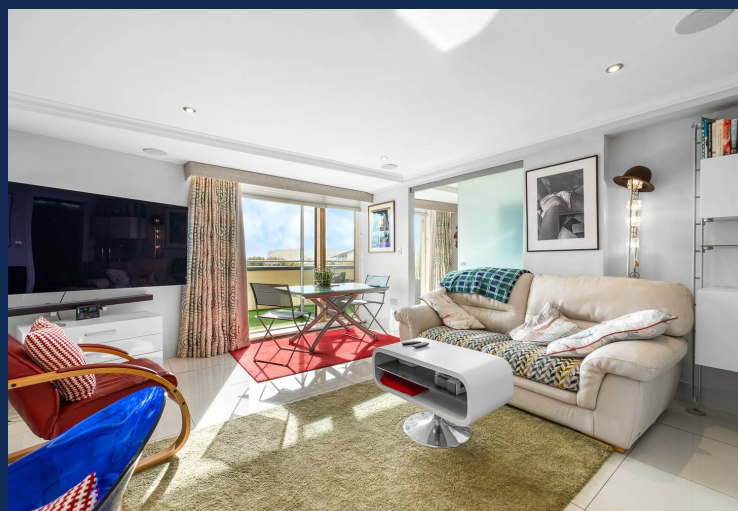




43 Lacuna Windsor Esplanade, Cardiff Bay

£269,950 Leasehold

IMMACULATELY PRESENTED, ONE BEDROOM, FIRST FLOOR APARTMENT NO CHAIN** MGY are delighted to bring to market this very well presented, one double b...

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

DESCRIPTION

IMMACULATELY PRESENTED, ONE BEDROOM, FIRST FLOOR APARTMENT NO CHAIN** MGY are delighted to bring to market this very well presented, one double bedroom, first floor apartment situated within a very popular development. The spacious accommodation briefly comprises entrance hallway, lounge, kitchen, shower room and one double bedroom. The property further benefits from a large terrace, providing excellent water views across Cardiff Bay and beyond, is within walking distance to shops, bars and restaurants in Mermaid Quay and has a garage and allocated parking space. *Viewing highly recommended*

LOCATION

Lacuna is a quiet development in a fantastic location of Cardiff Bay. The apartment is located within walking distance to Mermaid Quays popular attractions, including The Wales Millennium Centre. It is situated within close proximity to St David's Hotel, 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. Cardiff City Centre is also easily accessible.

ENTRANCE HALL

Entered via wooden front door with security spy hole, leading from communal hallway. Tiled flooring. Spotlights. Wall mounted video entry intercom system. Doors to all rooms.

LOUNGE

Dimensions: 14' 9" x 13' 1" (4.50m x 4.00m). Continuation of tiled flooring. Spotlights. Power points. TV and telephone point. Wall mounted electric heater. Double glazed uPVC doors leading to terrace which provides incredible water views. Obscured glass sliding door leading to bedroom. Bose integrated ceiling speakers.

KITCHEN

Dimensions: 9' 2" x 7' 10" (2.80m x 2.40m). Tiled flooring. Spotlights. Modern fitted white gloss kitchen with a range of wall, base and drawer units with worktops over incorporating sink and drainer with mixer tap over, and electric hob with extractor over. Space and plumbing for washing machine. Integrated appliances such as microwave, oven, and fridge/freezer.

BEDROOM

Dimensions: 12' 5" x 11' 1" (3.80m x 3.40m). Tiled flooring. Spotlights. Double fitted wardrobes. Power points. TV point. Wall mounted electric heater. Double glazed uPVC doors leading to balcony.

SHOWER ROOM

Dimensions: 9' 6" x 8' 6" (2.90m x 2.60m). Modern shower room. Tiled flooring and walls. Walk in shower cubicle with mains powered shower over and glass shower screen. Spotlights. Extractor. Vanity wash hand basin with mixer tap over and storage beneath. WC. Heated towel rail. Wall mounted storage cabinets.

TERRACE

Large paved terrace with stunning water views across Cardiff Bay and beyond. Brick surround with ample sun. Accessed from the lounge and bedroom.

PARKING

Secure gated fob access to an allocated parking space. Single garage.

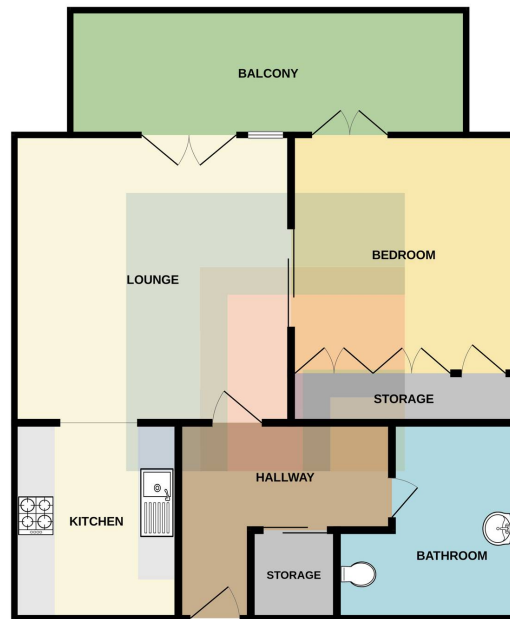
TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2002. Service charges of £2,550 per annum, which includes building insurance, water rates, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space, single garage and three contractor parking bays. Ground rent £235 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.
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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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