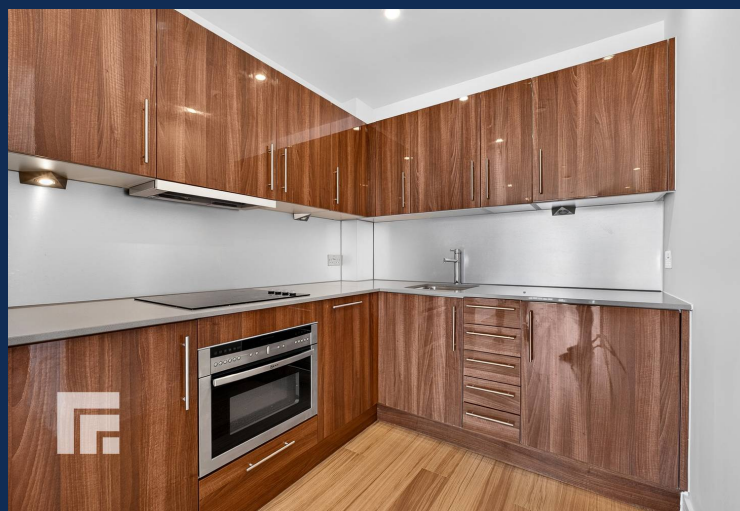




228 Hayes Apts The Hayes, Cardiff

£200,000 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

LOCATION

The Hayes development is situated in a prime location, in the heart of the City Centre, with numerous bars and restaurants on its doorstep. Ample shops, including St Davids and St Davids 2 shopping centres, which are a stone's throw away. Cardiff central train station and public transport is within close proximity, linking to surrounding areas of Cardiff. A fantastic location to enjoy the vibrant city.

ENTRANCE HALL

Entered via walnut effect door, with security spy hole and letter box. Wood flooring. Wall mounted video entry intercom system. Large utility cupboard, with space for washer/dryer. Spotlights.

KITCHEN

6' 11" x 7' 8" (2.12m x 2.34m)

Modern kitchen. Fitted units, with work surfaces incorporating stainless steel sink, with dual tap. Ample storage. Under unit lighting. Built in oven, four ring electric hob and extractor hood over. Integrated dishwasher and fridge freezer. Extractor fan. Spotlights.

LOUNGE/DINER

14' 10" x 9' 3" (4.52m x 2.83m)

Double glazed uPVC French doors, leading to Juliette balcony with fantastic City Centre Views. Ample natural daylight. Spacious living area. Wood flooring. Underfloor heating. Telephone point. TV Aerial point. Open plan living.

MASTER BEDROOM

9' 4" x 13' 5" (2.84m x 4.10m)

Double glazed uPVC door, leading to Juliette balcony. New Carpeted flooring. Built in double wardrobe, with mirrored sliding doors. Wall mounted electric panel heater. Telephone point. TV Aerial point. Extractor fan. Spotlights.

BATHROOM

7' 7" x 4' 5" (2.31m x 1.34m)

Modernised Bathroom. Tiled flooring. Fully tiled walls. Vanity enclosed wash hand basin, with dual tap. W.C, with dual flush. Panelled bath, with rainfall shower over and glass shower screen. Fitted mirrored and inset shelving. Shaver point. Extractor fan. Heated towel rail. Spotlights.

TENURE

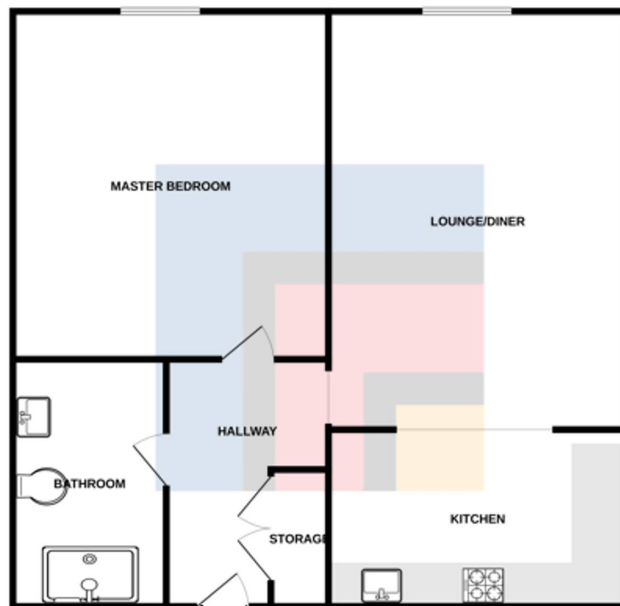
MGY are advised that the property is leasehold, with a term of 150 years from 2008. Service charges of approx. £1767.17 per annum, which includes building insurance, lift maintenance, secure fob access, video entry intercom system, CCTV, onsite caretaker, maintenance of internal and external communal areas/communal gardens, regular cleaning and refuse disposal and bike storage. Ground rent approx. £200 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.



TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not 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 Metaphor (12/22)

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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