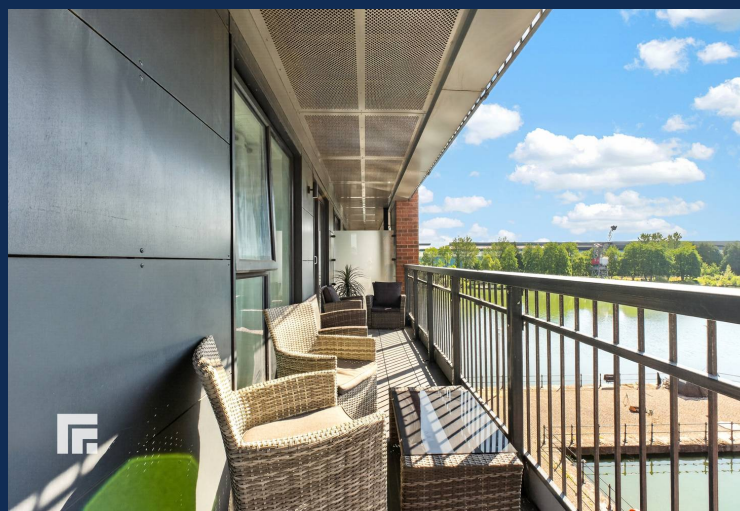
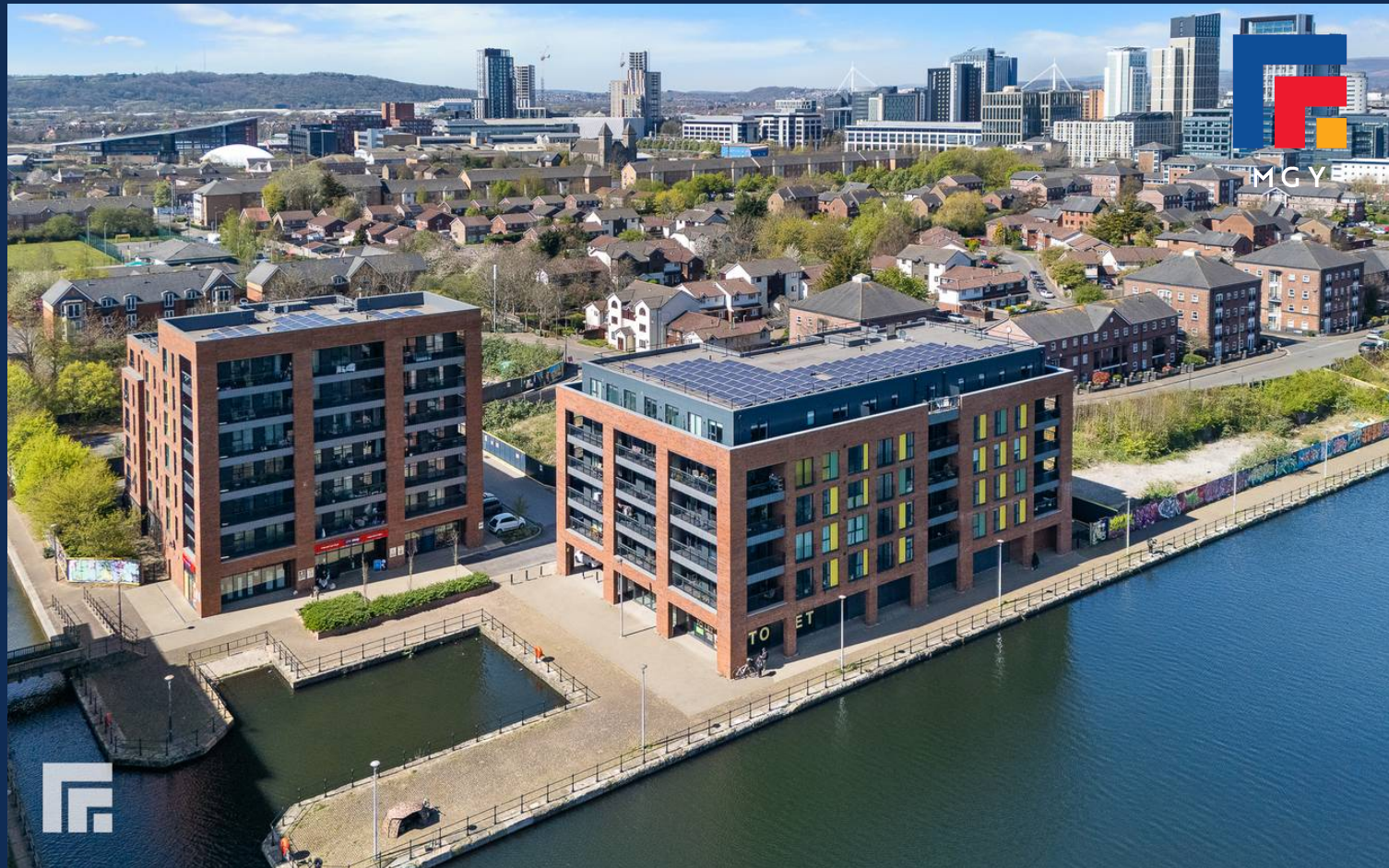




20 Eben Haezer House, Schooner Way, Atlantic Wharf

£300,000 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

LOCATION

Eben Haezer development is situated within a quiet waterfront development in a fantastic location, of Atlantic Wharf. The apartment is located within walking distance to Cardiff City Centre and Mermaid Quays popular attractions, including The Wales Millennium Centre. Located close by is a convenience store. It is situated within close proximity to 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.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Large entrance hall. Vinyl Flooring. . Two storage cupboards, one housing hot water tank and washer/dryer. Wall mounted video entry intercom system. Doors leading to all rooms.

MASTER BEDROOM

12' 10" x 15' 11" (3.92m x 4.84m)

Spacious double bedroom. Large double glazed uPVC floor to ceiling windows. Vinyl wood effect flooring. TV Aerial point. Wall mounted electric panel heater. Door to;

EN SUITE

8' 2" x 5' 5" (2.50m x 1.65m)

Vinyl wood effect flooring. Part tiled walls. Glass surround double shower cubicle, with shower over. Pedestal wash hand basin, with wall mounted mirror over. W.C. Shaver point. Heated towel rail.

BEDROOM TWO

9' 0" x 20' 3" (2.75m x 6.16m)

Large double glazed uPVC sliding patio doors, leading to Juliette balcony as well as floor to ceiling windows. Spacious double bedroom. Ample natural daylight. Vinyl wood effect flooring. Pendant lighting. Digital TV and telephone points.

BATHROOM

Large contemporary white bathroom suite. Vinyl Flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Pedestal wash hand basin with mixer tap over. Wall mounted mirror over and splashbacks. W.C. Shaver point. Spotlights.

LIVING/DINER/KITCHEN

Large double-glazed sliding doors to the front and side aspect open onto a generous L shaped decked balcony, flooding the room with all day natural light. Wood-effect vinyl flooring throughout. Exceptionally spacious open-plan living area with pendant lighting. Contemporary fitted kitchen comprising a range of modern wall and base units with work surfaces incorporating a stainless steel sink. Integrated oven with four-ring electric hob and stainless steel extractor hood over. Integrated fridge/freezer and dishwasher. Extractor fan. Large wall-mounted heater. TV aerial and telephone points. Recessed spotlights.

BALCONY

Large decked balcony with stunning water views. All day sunlight. Accessed from the living room

PARKING

Allocated undercroft parking space.

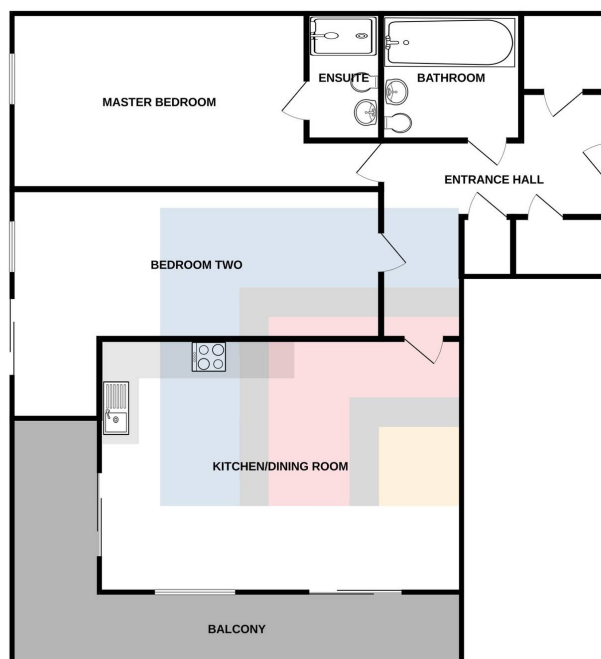
TENURE

MGY are advised that the property is leasehold, with a lease of 250 years from 2022. Service charges of £1800 per annum, which includes building insurance, security entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure barrier access to allocated parking and parking management. No ground rent. NHBC Warranty cover in place.

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 floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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