



28 Adventurers Quay, Cardiff

£189,950 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

LOCATION

Adventurers Quay is a quiet development situated in a fantastic location and is 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. Spacious hallway, with video entry intercom system. Laminate wood effect flooring. Smoke alarm. Wall mounted electric storage heater. Two storage cupboards, one housing hot water tank.

KITCHEN

Tiled flooring. Part tiled walls. Fitted wall and base units, work surfaces incorporating double stainless steel sink and drainer with mixer tap over. Integrated oven and microwave, four ring electric ceramic hob with extractor hood over. Integrated fridge freezer and dishwahser, space for washing machine. Extractor fan. Spotlights

LIVING/DINER

Entered via wooden door. Double glazed uPVC windows to right side. Ample natural daylight. Laminate wood effect flooring. Electric fireplace with mantle surround. Wall mounted electric storage heater. TV Aerial point. Telephone point

MASTER BEDROOM

Double glazed uPVC window to left side. Laminate wood effect flooring. Ample fitted wardrobes and storage. TV and Telephone point. Door to en-suite.

ENSUITE

Shower cubicle with tiled splashbacks and mains shower over. Pedestal wash hand basin with hot and cold taps. W.C. Obscure double glazed window to side. Part tiled walls. Tiled flooring. Electric heater. Wall mounted heated towel rail. Shaver point. Extractor fan.

BATHROOM

Panelled bath with hot and cold taps. W.C. Pedestal wash hand basin with hot and cold taps and wall mounted mirror above. Obscure double glazed window to the front aspect. Part tiled walls. Tiled flooring. Electric heater. Wall mounted towel rail. Shaver point. Extractor fan.

BEDROOM TWO

Double glazed uPVC windows to front. Carpeted flooring. Fitted wardrobes and storage

PARKING

Secure gated fob access to an allocated parking space. Ample visitor parking.

COMMUNAL GARDENS

Beautifully maintained communal gardens. Laid to lawn with paved seating areas, for residents.

FACILITIES

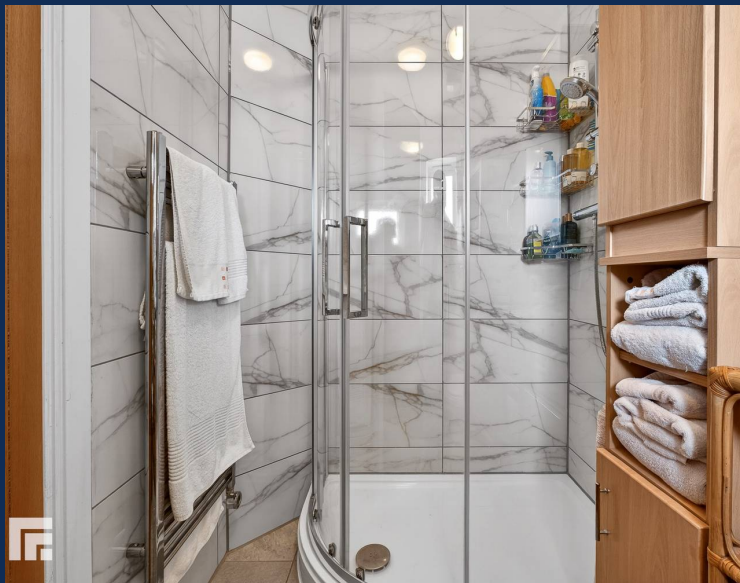
Onsite caretaker.

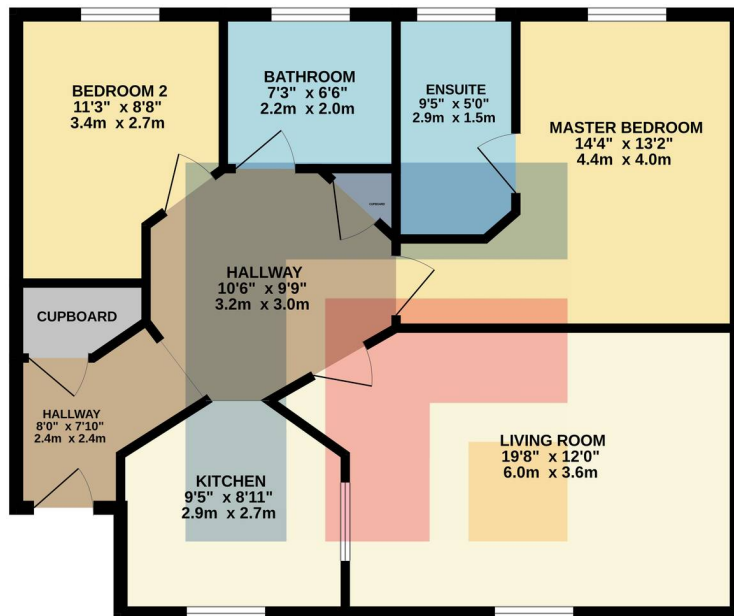
TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from 1997. Service charges of £3,437 per annum, which includes water rates, building insurance, lift maintenance, secure gated fob access, video entry intercom system, onsite caretaker, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £50 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.





TOTAL FLOOR AREA: 741 sq.ft. (68.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, 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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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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