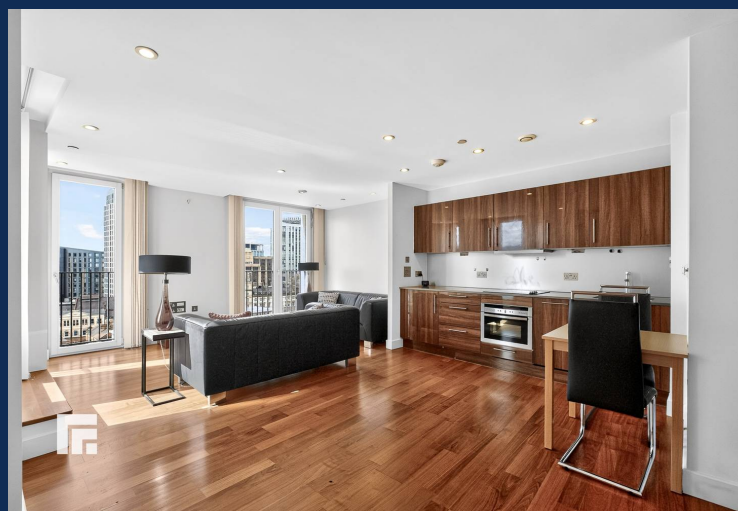




274 Hayes Apts The Hayes, Cardiff

£200,000 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

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 David's shopping centre, which is 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 a wooden front door with a security spy hole, into an impressive living space. The room features a wall mounted video entry intercom system, wooden flooring and recessed spotlights. The entrance also provides an air circulation system which helps to maintain the air quality within the apartment. A door leads to the bathroom, while a spacious storage cupboard with wooden double doors provides excellent storage space and includes plumbing for a washing machine/dryer.

LOUNGE/KITCHEN/DINER

21' 1" x 14' 7" (6.43m x 4.44m)

A fantastic open plan living area featuring a continuation of wooden flooring and a modern fitted kitchen. The kitchen is complemented by stylish worktops incorporating a stainless steel sink, along with an integrated oven and extractor hood, integrated dishwasher/fridge/freezer, and ample storage space. Double glazed uPVC doors lead onto two Juliet balconies and an additional door leading to external terrace, offering ample natural daylight and impressive city centre views. Recessed spotlights add to the contemporary feel, while a further door provides access to the bedroom.

TERRACE

A superb, generously sized paved terrace offering incredible views across the city centre and beyond. The south west facing terrace provides plenty of space for outdoor seating and benefits from ample sunshine. Attractive edging stones and a sleek glass surround with a stainless steel handrail to complete the space, with direct access from both the living room and bedroom.

BEDROOM

9' 11" x 13' 9" (3.03m x 4.19m)

A light and spacious bedroom featuring a built in mirrored double wardrobe, carpeted flooring, a wall mounted electric panel heater, and recessed spotlights. A double glazed uPVC door provides direct access to the terrace.

BATHROOM

7' 5" x 5' 1" (2.26m x 1.55m)

PARKING

Secure barrier access to an allocated residents parking area.

COMMUNAL GARDENS

Beautifully maintained communal gardens. Laid to lawn with seating.

FACILITIES

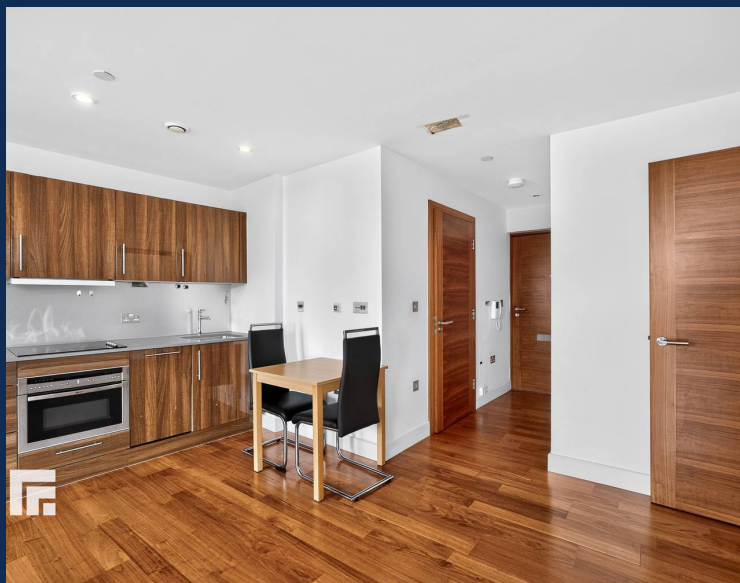
Onsite building manager.

TENURE

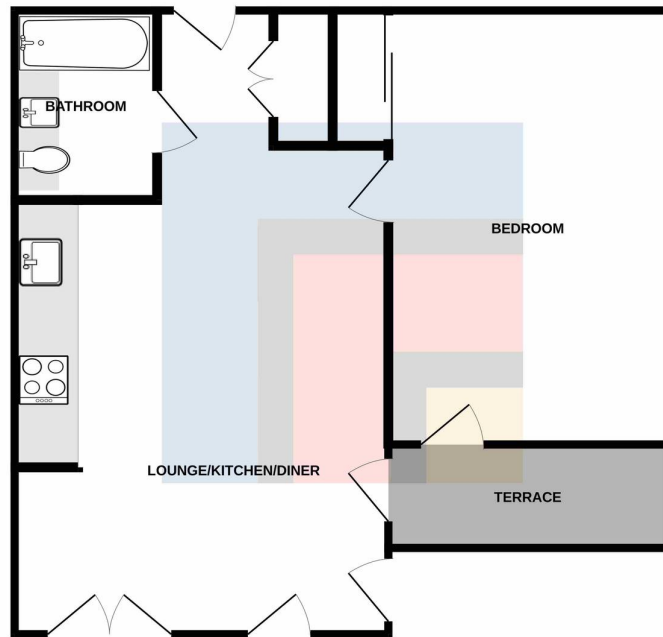
MGY are advised that the property is leasehold, with a term of 150 years from 2008. Service charges of £2,358.00 per annum, which includes building insurance, lift maintenance, secure fob access, video entry intercom system, CCTV, onsite caretaker, maintenance of internal and external communal areas/communal gardens, regular cleaning and refuse disposal and bike storage. Ground rent £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.



EIGHTH FLOOR



CARDIFF 029 2046 5466

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



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