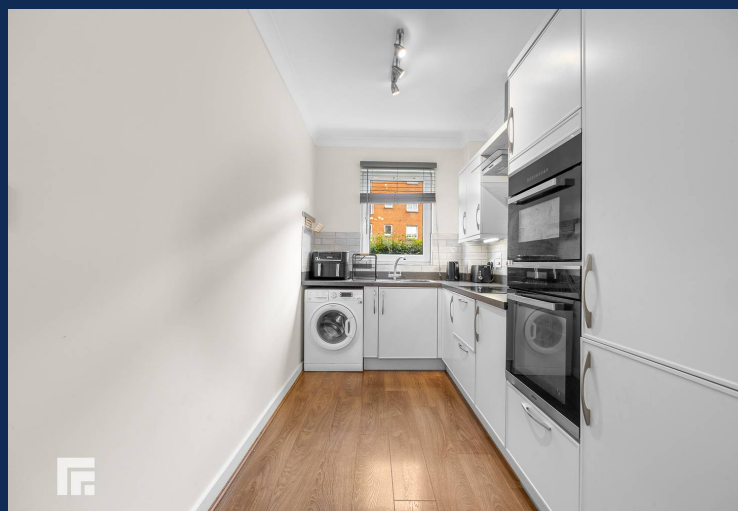




45 Carlotta Way, Cardiff

£160,000 Leasehold

****IMMACULATELY PRESENTED* IDEAL FIRST TIME PURCHASE*** MGY are pleased to present for sale, a modern two bedroom ground floor apartment, in the popul...

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

ENTRANCE HALL

Entered via wooden door with security spyhole. Large double glazed uPVC window to rear aspect. Ample natural daylight. Laminate wood effect flooring. New video entry intercom system. Storage cupboard housing hot water tank and with storage space. Electric radiator. Thermostat.

LOUNGE/DINER

Dimensions: 21' 10" x 11' 8" (6.68m x 3.58m). Spacious living area. Two large double glazed uPVC windows to front aspect. Laminate wood effect flooring. TV and telephone point. Two electric radiators.

KITCHEN

Dimensions: 11' 10" x 6' 7" (3.62m x 2.02m). Double glazed uPVC window to rear aspect. Modern fitted kitchen. Laminate wood effect flooring. Base and wall units with round edgework surfaces and tiled splash-backs incorporating stainless steel sink unit with mixer tap. Built in multi function 'Prima' oven and microwave, four ring electric hob and extractor over. Built in fridge/freezer. Space for washing machine. Ample storage throughout.

MASTER BEDROOM

Dimensions: 10' 8" x 10' 11" (3.26m x 3.33m). Double glazed uPVC window to rear aspect. Carpeted flooring. Two large fitted double wardrobes. Electric heater. TV and Telephone point.

BEDROOM TWO

Dimensions: 12' 5" x 9' 8" (3.81m x 2.96m). Double glazed uPVC window to front aspect. Double bedroom. Carpeted flooring. Electric heater. TV and Telephone point.

BATHROOM

Dimensions: 7' 4" x 6' 4" (2.24m x 1.94m). Modern bathroom. Obscure double glazed uPVC window to rear. Part tiled walls and tiled flooring. Tiled bath with rainfall shower over and glass shower screen. Vanity enclosed wash hand basin. W.C.

PARKING

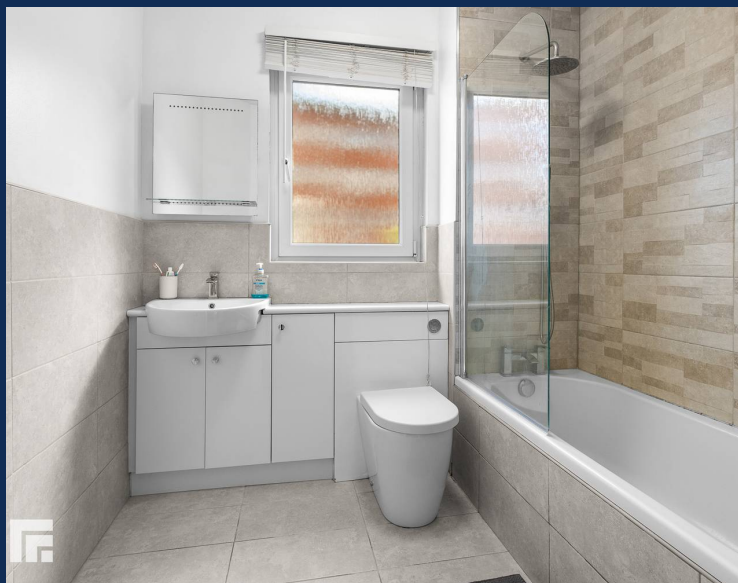
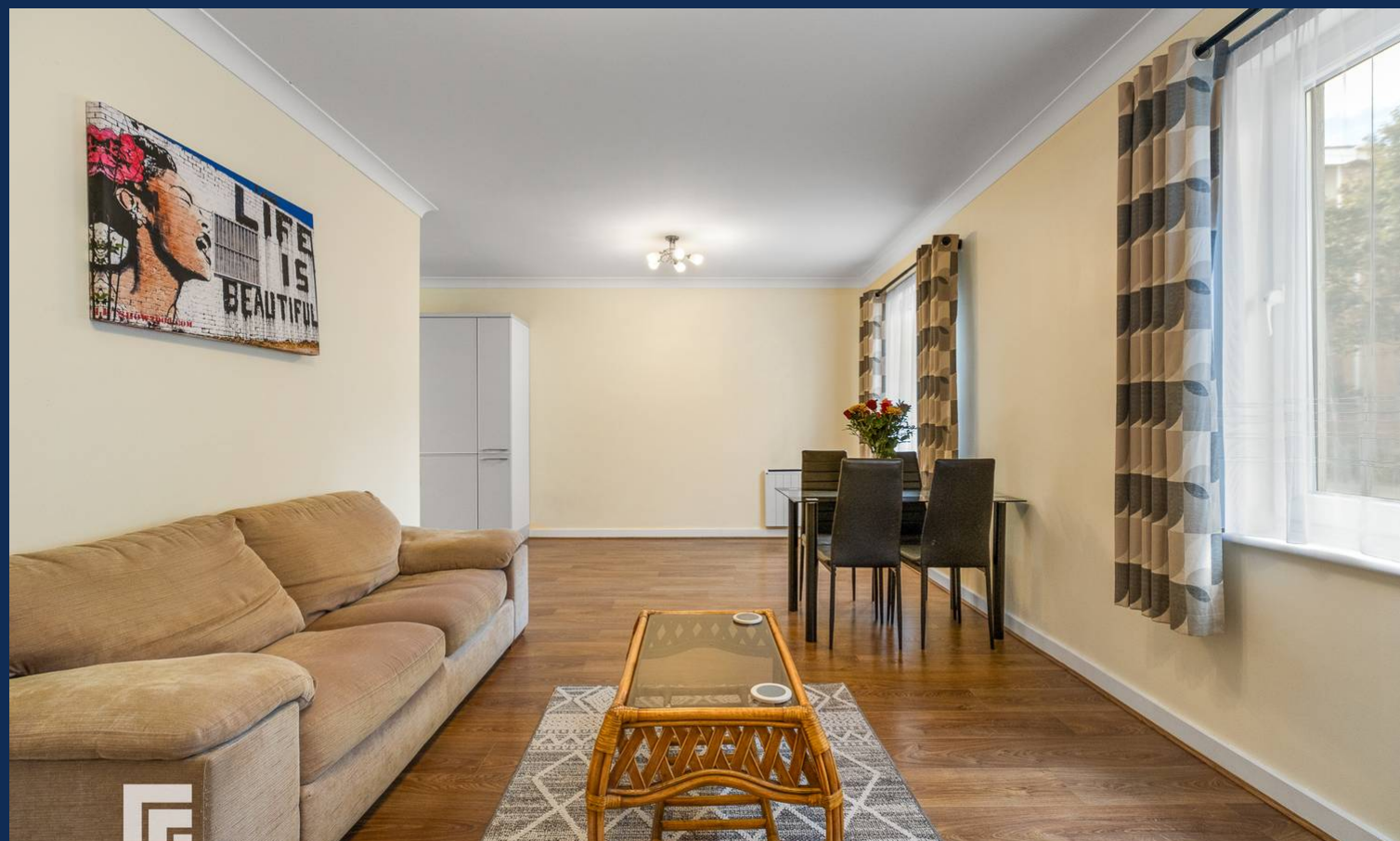
Secure gated access to one allocated parking space.

TENURE

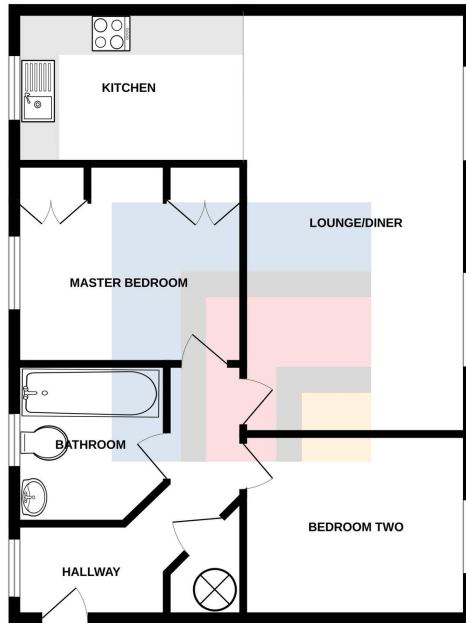
MGY are advised that the property is leasehold, with a term of 125 years from 2002. Service charges of £2463 per annum, which includes water rates, building insurance, secure gated fob access, video entry intercom system, maintenance of internal and external communal areas, bike storage, regular cleaning and refuse disposal and an allocated parking space. Ground rent £180 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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan C2025

CARDIFF 029 2046 5466

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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

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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