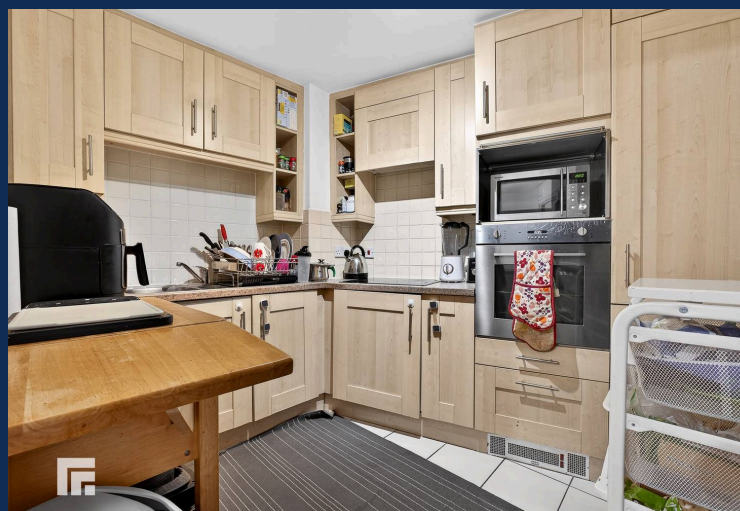




47 St. Stephens Mansions Mount Stuart Square, Cardiff

£139,950 Leasehold

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

ENTRANCE HALL

Entered via wooden door, with security spy hole. Video entry intercom system. Laminate wood effect flooring. Built in storage cupboard, housing hot water tank. Wall mounted electric panel heater.

LIVING ROOM

15' 3" x 13' 7" (4.66m x 4.15m)

Double glazed uPVC windows, to front aspect. Laminate wood effect flooring. TV Aerial point. Telephone point. Wall mounted electric panel heater. Spotlights.

KITCHEN

9' 6" x 7' 6" (2.89m x 2.28m)

Separate kitchen. Tiled flooring. Part tiled walls. Fitted units with work surfaces incorporating stainless steel sink. Built in four ring electric hob, oven and extractor fan over. Integrated microwave, fridge freezer and washing machine. Plinth heater.

BEDROOM

13' 6" x 11' 10" (4.11m x 3.60m)

Double glazed uPVC windows, to front aspect. Large double bedroom. Laminate wood effect flooring. Built in wardrobe. TV Aerial point. Telephone point. Wall mounted electric panel heater.

BATHROOM

7' 2" x 6' 4" (2.19m x 1.93m)

Tiled flooring. Fully tiled walls. Panelled bath with shower over and glass shower screen. Vanity enclosed wash hand basin. W.C. Wall mounted mirror, with lighting. Heated towel rail. Extractor fan. Shaver point. Spotlights.

PARKING

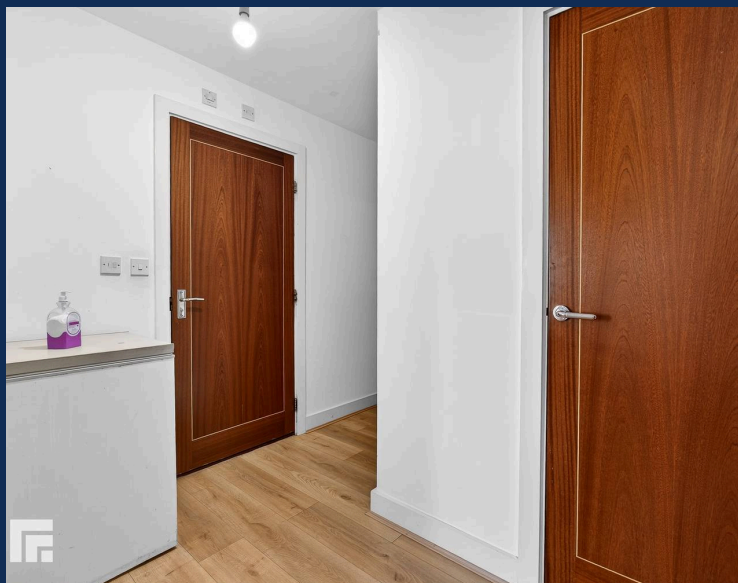
Secure gated access to an allocated parking space.

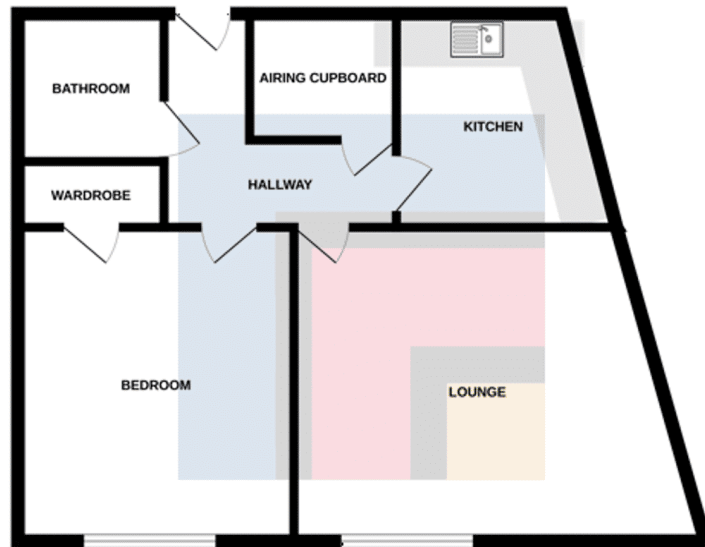
TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2002. Service charges of £1,987.54 per annum, which includes building insurance, water rates, secure fob access, video entry intercom system, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated access to an allocated parking space and parking management. Ground rent £173.34 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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metronix 11/2014

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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