



103 Capri House, Lynton Court

£289,950 Leasehold

****SPACIOUS, THREE BEDROOM, TOP FLOOR APARTMENT IN CARDIFF BAY* NO CHAIN**** MGY are delighted to bring to market this beautifully presented, three be...

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

ENTRANCE HALL

Entered via wooden door with security spy hole. Laminate flooring. Spotlights. Wall mounted video entry intercom system. Doors leading to all rooms. Two storage cupboards, one housing hot water tank.

LOUNGE/KITCHEN

Dimensions: 31' 2" x 15' 5" (9.50m x 4.70m). Fantastic living space. Laminate flooring. Spotlights and pendant light fittings. Power points. Wall mounted electric heaters. TV and telephone point. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over. Integrated appliances such as dishwasher, drinks fridge, and fridge/freezer. Space for washing machine and free standing oven with fitted extractor above. Double glazed uPVC French doors opening onto Juliet balcony.

MASTER BEDROOM

Dimensions: 15' 1" x 15' 8" (4.60m x 4.80m). Laminate flooring. Pendant light fitting. Power points. Wall mounted electric heater. Two large double glazed uPVC doors that open onto Juliet balcony. Door to ensuite. Fitted wardrobes.

ENSUITE

Dimensions: 6' 3" x 6' 11" (1.91m x 2.11m). Tiled flooring and walls. Walk in shower cubicle with mains powered shower over. WC. Vanity wash hand basin with mixer tap over and storage beneath. Spotlights. Heated towel rail. Shaver point. Extractor.

BEDROOM TWO

Dimensions: 19' 5" x 10' 2" (5.94m x 3.10m). Laminate flooring. Double glazed uPVC window. Pendant light fitting. Power points. Wall mounted electric heater. Fitted wardrobes.

BEDROOM THREE

Dimensions: 19' 5" x 10' 5" (5.94m x 3.20m). Laminate flooring. Pendant light fittings. Wall mounted electric heater. Power points. Double glazed uPVC window.

BATHROOM

Dimensions: 6' 3" x 7' 3" (1.91m x 2.21m). Tiled flooring and walls. White three-piece-suite comprising panelled bath with mixer tap over and mains powered shower above, vanity wash hand basin with mixer tap over and storage beneath and WC. Extractor.

FACILITIES

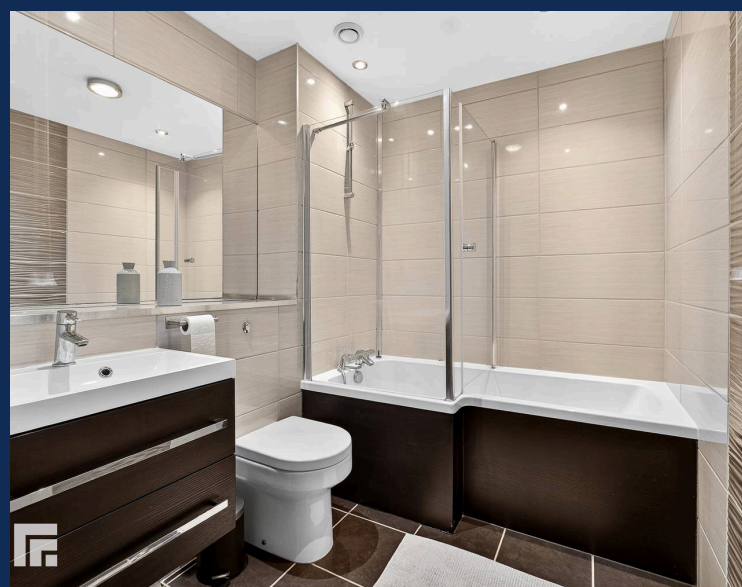
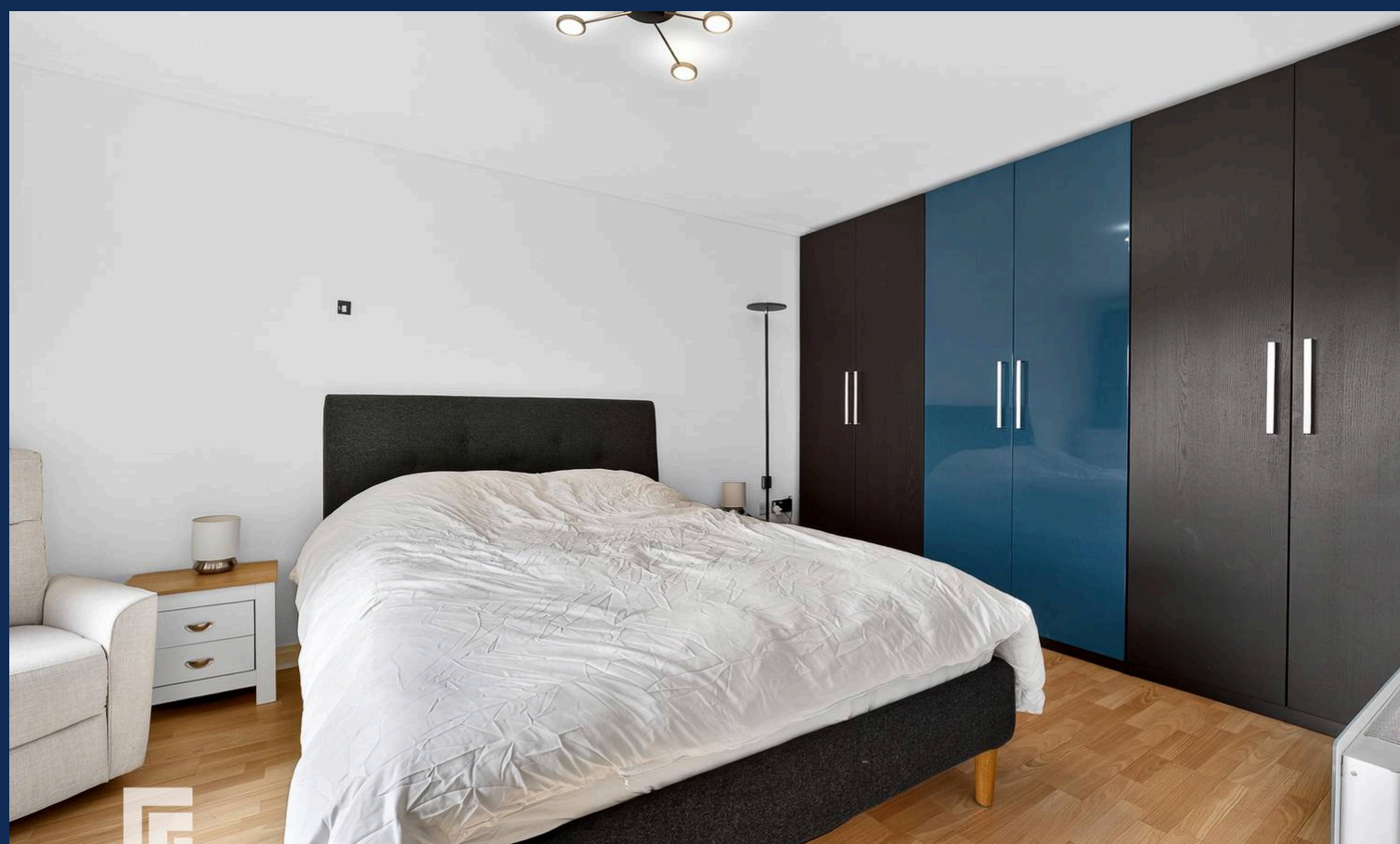
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

PARKING

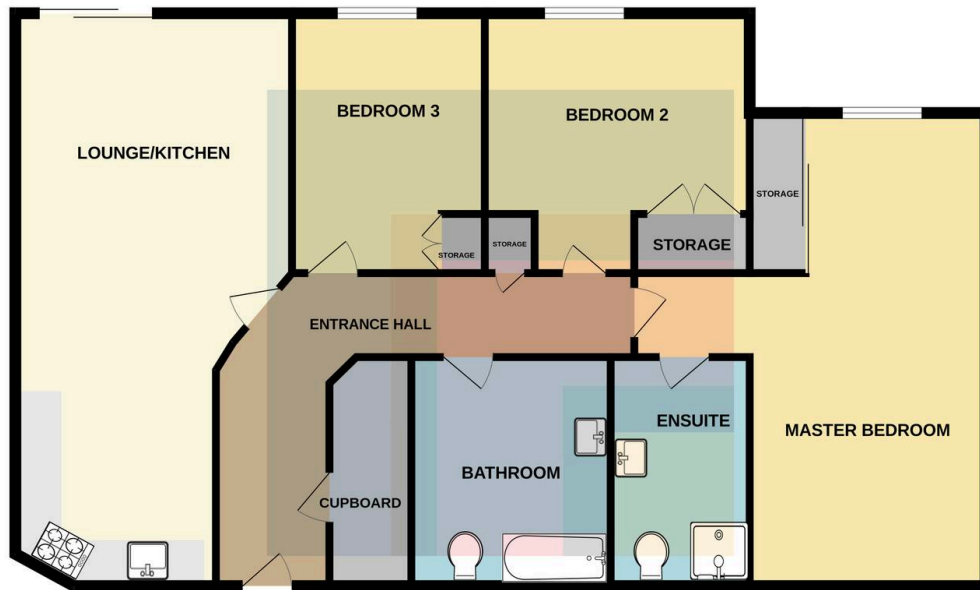
Secure gated access to an allocated undercroft parking space. Visitor parking.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3,466.76 per annum, which includes water rates, building insurance, new video entry intercom system, onsite concierge and leisure facilities, CCTV, secure gated fob access, lift maintenance, annual boiler servicing, reserve fund contribution, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated undercroft parking space, visitor parking and parking management. Ground rent £155.76 per annum.



TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2026

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.

MGY.CO.UK