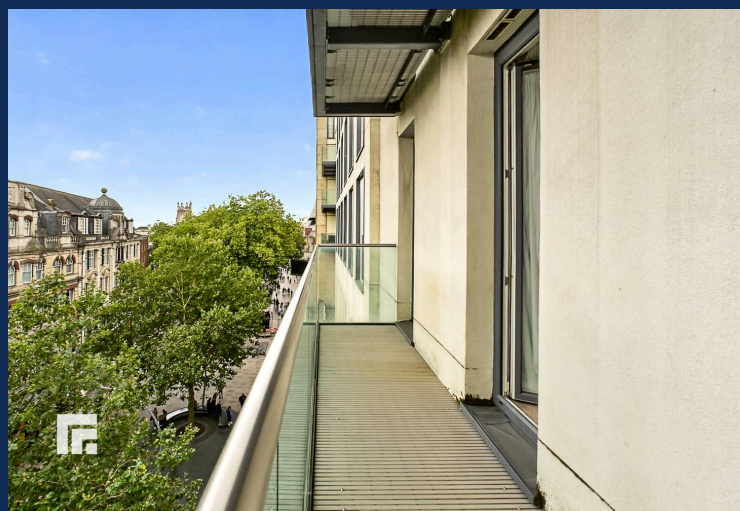
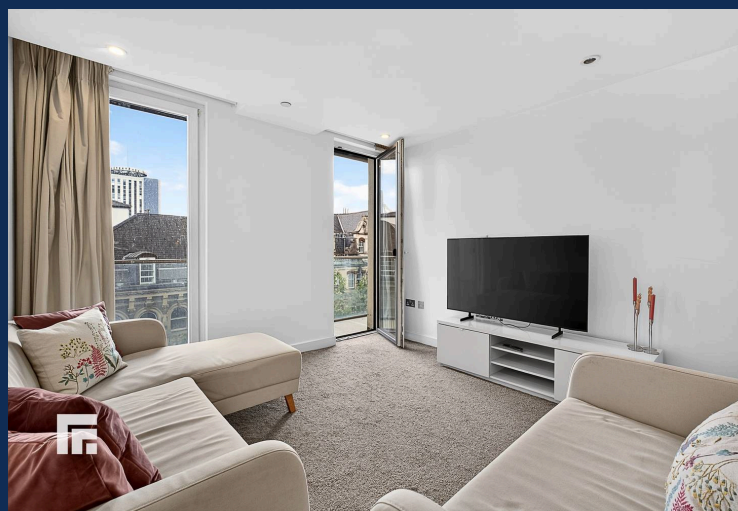




55 Hayes Apts The Hayes, Cardiff

£275,000 Leasehold

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: D

LOCATION

The Hayes development is situated in the heart of Cardiff City Centre, surrounded by an excellent selection of bars, restaurants, shops and leisure facilities right on your doorstep. St David's Shopping Centre is just a short walk away, offering a wide range of high street and independent retailers. Cardiff Central Train Station is also within close proximity, providing convenient rail connections to surrounding areas and beyond, while excellent public transport links make getting around the city simple and accessible. With its vibrant atmosphere, superb amenities and convenient transport connections, The Hayes offers an exceptional city centre location for enjoying everything Cardiff has to offer.

ENTRANCE HALL

Entered via walnut effect door, with security spy hole and letter box. Wood effect laminate flooring. Wall mounted video entry intercom system. Large storage cupboard, with space for washer/dryer. Spotlights.

KITCHEN/LIVING/DINING ROOM

27' 9" x 8' 10" (8.47m x 2.70m)

Double glazed uPVC doors, leading to balcony. Ample natural daylight. Wood effect laminate flooring. Underfloor heating. Modern fitted kitchen, with part tiled walls. Wall and base units, with work surfaces incorporating stainless steel sink, with dual tap. Built in microwave, oven, four ring NEFF hob and extractor hood over. Under unit lighting. Splash back. Integrated dishwasher and fridge freezer. Extractor fan. Spotlights. Telephone point. TV Aerial point. Spotlights. Open plan living.

MASTER BEDROOM

16' 0" x 8' 11" (4.88m x 2.72m)

Double glazed uPVC door, leading to Juliette balcony. Carpeted flooring. Built in double wardrobe, with mirrored sliding doors. Wall mounted electric panel heater. Telephone point. TV Aerial point. Extractor fan. Spotlights. Door to:-

ENSUITE

7' 0" x 4' 9" (2.14m x 1.44m)

Tiled flooring. Fully tiled walls. Vanity enclosed wash hand basin, with dual tap. W.C, with dual flush. Large shower cubicle, with rainfall shower. Shaver point. Fitted mirrored and inset shelving. Extractor fan. Heated towel rail. Spotlights.

BEDROOM TWO

16' 3" x 8' 4" (4.96m x 2.53m)

Double glazed uPVC door, leading to balcony. Double bedroom. Carpeted flooring. Built in double wardrobe,

BALCONY

17' 2" x 3' 7" (5.22m x 1.08m)

Large decked balcony, with superb city centre views. One accessed from the living room and one accessed from the second bedroom.

PARKING

Secure barrier access to allocated parking.

FACILITIES

Onsite building manager and assistant manager.

COMMUNAL GARDENS

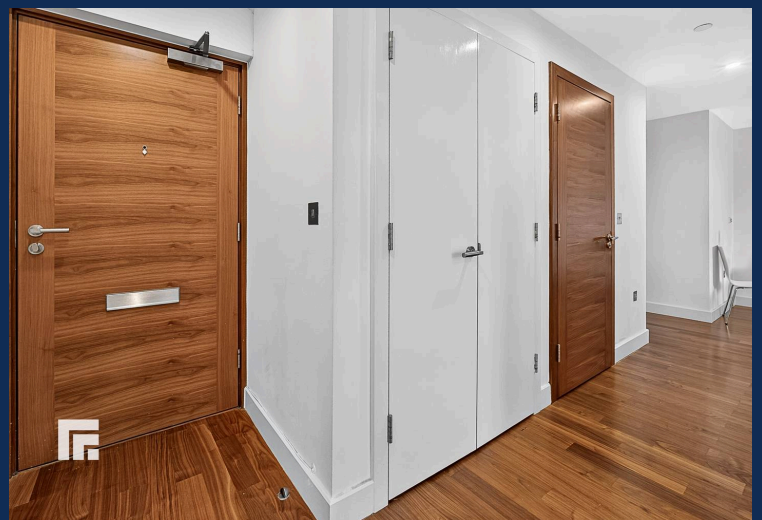
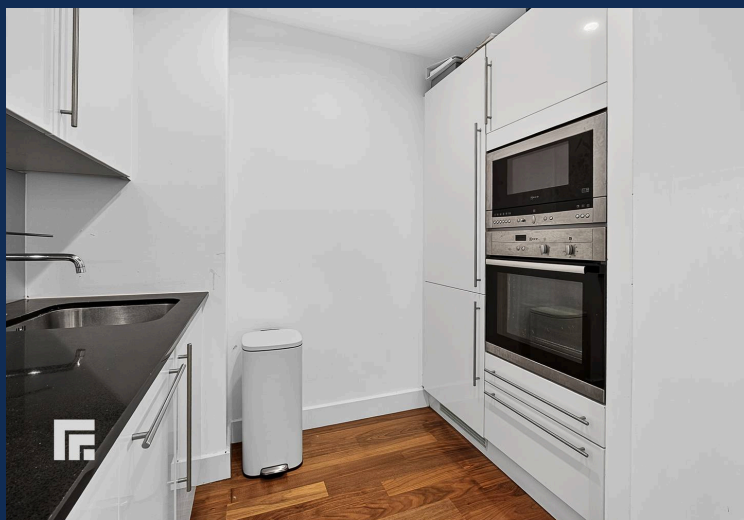
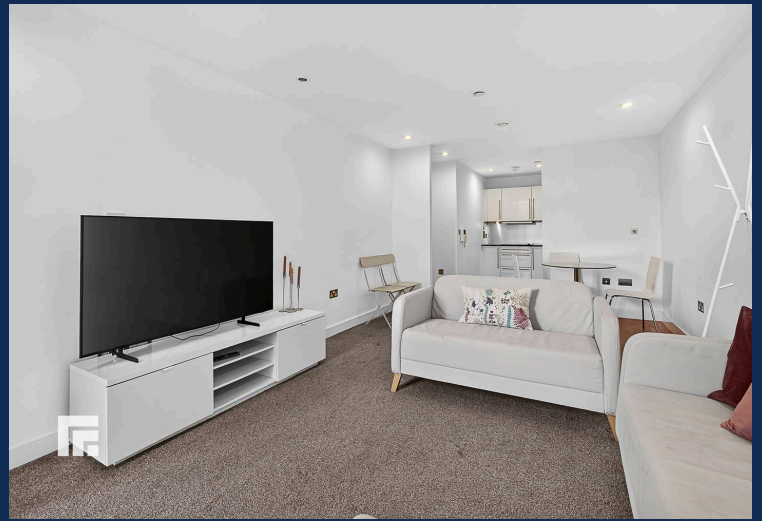
Beautifully maintained communal gardens. Laid to lawn with seating.

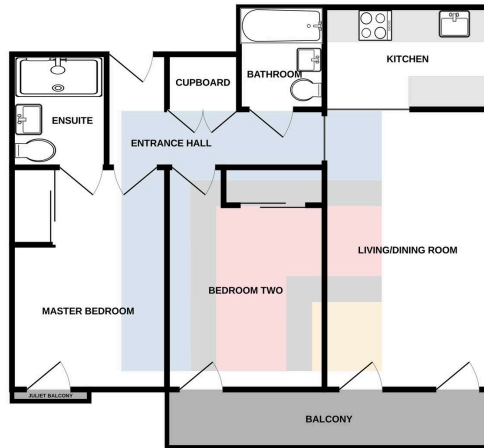
TENURE

MGY are advised that the property is leasehold, with a term of 150 years from 2008. Service charges of £3094.18 per annum, which includes building insurance, lift maintenance, secure fob access, video entry intercom system, onsite concierge, maintenance of internal and external communal areas/communal gardens, regular cleaning and refuse disposal, bike storage and allocated parking. 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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, divisions, corridors and other parts of the property are not guaranteed to be 100% accurate. The vendor, agent and estate agent have not been involved and no guarantee is given. The floor plan is for guidance only and should not be relied upon.

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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