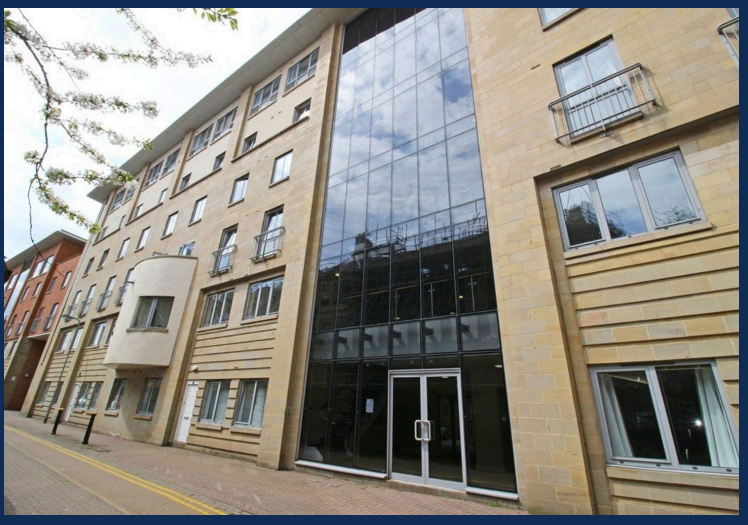






39 St. Stephens Mansions Mount Stuart Square, Cardiff

£209,950 | £1,450 pcm Leasehold

Council Tax band: F

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. Carpeted flooring. Storage cupboard, housing hot water tank. Wall mounted electric panel heater.

LOUNGE/DINER
Dimensions: 23' 0" x 17' 10" (7.03m x 5.44m). Double glazed window to front. Spacious living room. Carpeted flooring. TV and Telephone point. Two wall mounted electric panel heaters. Spotlights. Power points. Coving to ceiling.

KITCHEN
Dimensions: 11' 5" x 10' 0" (3.48m x 3.06m). Modern fitted kitchen with a range of wall and base and units, incorporating stainless steel sink. Ample storage, with under unit lighting. Four ring electric hob, with extractor fan over. Tiled flooring. Part tiled walls. Integrated oven, fridge freezer and washer/dryer. Plinth heater. Power points.

MASTER BEDROOM
Dimensions: 17' 4" x 12' 4" (5.29m x 3.76m). Double glazed windows to side. Carpeted flooring. Built in double wardrobe. TV and Telephone point. Wall mounted electric panel heater. Power points. Door to en-suite.

EN-SUITE
Vinyl flooring. Part tiled walls. Vanity enclosed wash hand basin. W.C. Shower cubicle. Shaver point. Heated towel rail. Spotlights. Extractor fan.

BEDROOM TWO
Dimensions: 15' 6" x 9' 4" (4.73m x 2.85m). Double glazed windows to side. Double bedroom. Carpeted flooring. TV and Telephone point. Wall mounted electric panel heater. Power points.

BATHROOM
Dimensions: 6' 11" x 6' 4" (2.12m x 1.95m). Modern bathroom. Tiled flooring. Fully tiled walls. Panelled bath. Vanity enclosed wash hand basin. W.C. Heated towel rail. Extractor fan. Heater. Shaver point. Spotlights.

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 125 years from 2002. Service charges of £2,700 per annum, which includes building insurance, water rates, secure gated access, video entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space and parking management. Ground rent £150 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.

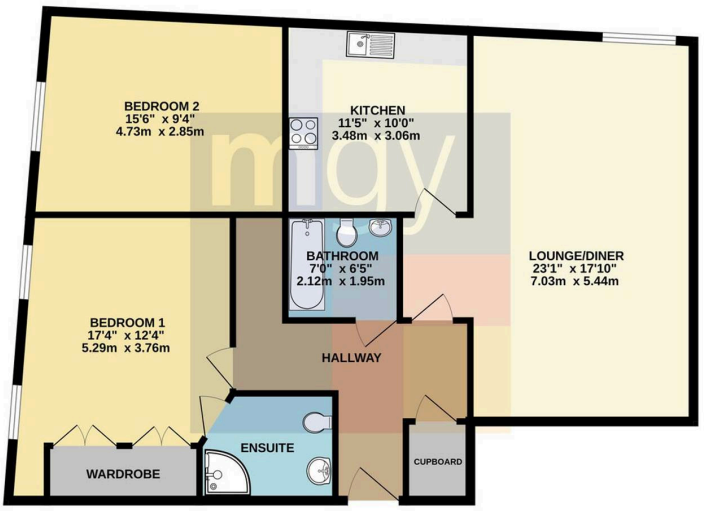












TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

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.
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CARDIFF 029 2046 5466

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

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