6 Beatty Court, Schooner Way, Atlantic Wharf

£190,000 Leasehold

STUNNING WATER VIEWS TWO DOUBLE BEDROOMS MGY are pleased to present for sale a spacious two bedroom, second floor waterfront apartment within the popular Atlantic Wharf development, Beatty Court. The development is located within walking distance to the City Centre and Cardiff Bay.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

LOCATION
Beatty Court is situated within a quiet waterfront development in a fantastic location, of Atlantic Wharf. The apartment is located within walking distance to Cardiff City Centre and Mermaid Quays popular attractions, including The Wales Millennium Centre. It is situated within close proximity to a variety of bars, restaurants, coffee shops, Everyman cinema and water sports/activities. The property is within walking distance to The Red Dragon Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

ENTRANCE HALL
Entered via wooden door, with letter box. Wood effect flooring. Wall mounted security entry intercom system. Two storage cupboards, one housing hot water tank. Wall mounted electric panel heater. Doors to all rooms.

LOUNGE/DINER
Dimensions: 14' 11" x 10' 9" (4.55m x 3.29m). Double glazed doors leading to Juliette balcony. Stunning water views. Wood effect flooring. TV and telephone point. Coving to ceiling. Additional wall mounted lighting. Opening to modern kitchen.

KITCHEN
Dimensions: 9' 3" x 6' 5" (2.84m x 1.96m). New fitted kitchen in 2024. Wall and base units, with work surfaces incorporating stainless steel sink and tiled splashback. Integrated oven, with four ring electric hob and extractor hood over. Space for fridge freezer. Integrated washing machine. Wood effect flooring. Extractor fan.

MASTER BEDROOM
Extremely spacious master bedroom. Double glazed window to front aspect, with stunning water views. Ample natural daylight. Wood effect flooring. Wall mounted electric panel heater. Double glazed patio doors leading to Juliette balcony. Door to:-

EN-SUITE
Dimensions: 5' 10" x 5' 5" (1.78m x 1.66m). Modernised en-suite. Tiled Flooring. Vanity enclosed wash hand basin with mixed tap over and tiled splashback. Corner cubicle with mains shower. W.C. Extractor fan. Shaver point.

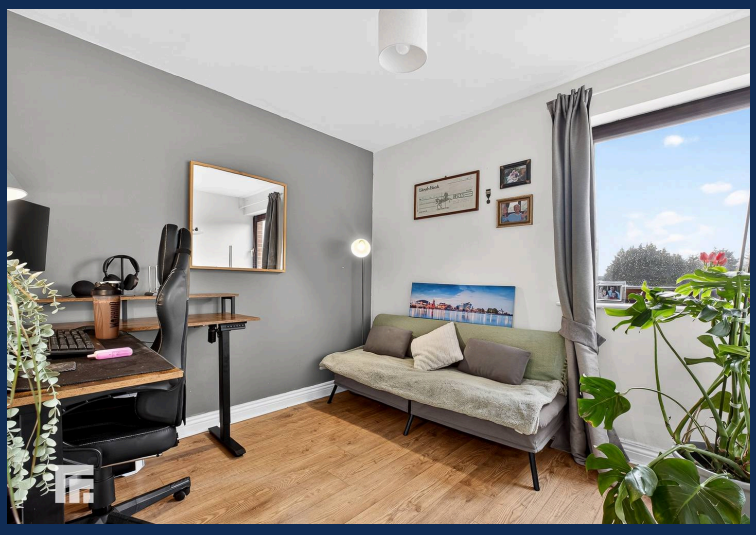
BEDROOM TWO
Dimensions: 9' 10" x 8' 9" (3.02m x 2.68m). Second double bedroom. Double glazed window to front aspect, with stunning water views. Wood effect flooring.

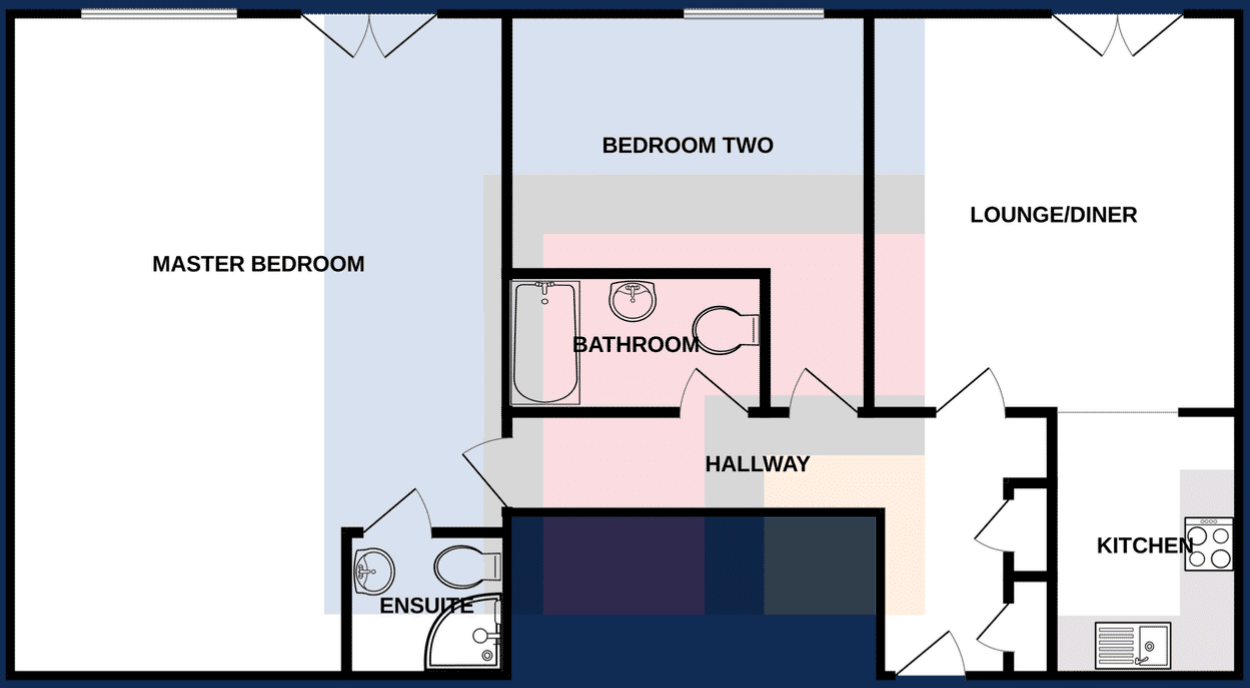
BATHROOM
Dimensions: 6' 9" x 5' 9" (2.06m x 1.77m). Part tiled walls. Pedestal wash hand basin with mixer tap over. Panelled bath, with electric shower over and glass shower screen. W.C. Shaver point. Extractor fan.

PARKING
Secure barrier access, to off-road parking

TENURE
MGY are advised that the property is leasehold, with a lease of 125 years from 1989. Service charges of £2,134 per annum, which includes building insurance, security entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure barrier access to allocated parking and parking management. No ground rent.

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.





CARDIFF 029 2046 5466

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