30 Amity Court, Longueil Close, Cardiff

£180,000 Leasehold

** TOP FLOOR ** NO CHAIN ** MGY are presenting a superb opportunity to acquire an exceptionally spacious two-bedroom top floor apartment, offered to the market with no onward chain.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

LOCATION
Amity Court is a quiet development situated within Atlantic Wharf, offering a fantastic location close to Cardiff Bay and the city centre. The apartment is within walking distance of Cardiff City Centre and the popular attractions of Mermaid Quay, including the iconic Wales Millennium Centre. The property is also conveniently located close to a variety of bars, restaurants, coffee shops and leisure facilities, including the Everyman Cinema and a range of water sports and activities. The Red Dragon Centre is within easy walking distance, while beautiful cycling and walking routes lead towards Cardiff Bay Barrage, offering spectacular views across Cardiff Bay and Mermaid Quay.

ENTRANCE HALL
Entered via wooden door, with security spy hole. Spacious hallway. Wall mounted video entry intercom system. Laminate wood effect flooring. Two storage cupboards. Pendant light and PowerPoints. Doors to all rooms.

BATHROOM
7' 3" x 6' 7" (2.21m x 2.01m)
Panelled bath with mixer tap and shower fixture over. LVT tile effect flooring. Part tiled walls. Pedestal wash hand basin with tiled splashback. W.C. Extractor fan. Pendant light.

BEDROOM TWO
9' 9" x 10' 1" (2.97m x 3.08m)
Double glazed uPVC window to rear. Large double bedroom. Carpeted flooring. Wall mounted panel heater. Pendant light and PowerPoints.

KITCHEN
7' 3" x 10' 1" (2.21m x 3.08m)
Wall and base units across two walls, with work surfaces incorporating double stainless steel sink with mixer tap over. LVT wood effect flooring. Integrated electric oven, with four ring electric hob and stainless steel extractor hood over. Part tiled walls with obscured glass window to the rear. Ample storage. Integrated fridge freezer, dishwasher and washing machine/dryer. Pendant light and PowerPoints.

MASTER BEDROOM
9' 2" x 16' 4" (2.80m x 4.99m)
Double glazed uPVC triple glazed window to front. Large double bedroom. Carpeted flooring. Wall mounted panel storage heater. Pendant light. PowerPoints. Door leading to;

EN-SUITE
6' 9" x 4' 0" (2.07m x 1.21m)
Pedestal wash hand basin. Part tiled walls. LVT tile effect flooring. W.C. Shower cubicle with glass door and mains shower over. Extractor fan. Pendant light.

LOUNGE
13' 7" x 13' 1" (4.14m x 3.99m)
Double glazed uPVC doors leading to Juliet balcony and additional triple glazed windows to the side aspect. Ample natural daylight. Vinyl wood effect flooring. Wall mounted panel storage heater. Pendant light. Space for dining. PowerPoints.

TENURE
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £1567.84 per annum, which includes building insurance, security entry intercom system, CCTV, maintenance of internal and external communal areas, reserve fund contribution, regular cleaning and refuse disposal, an allocated parking space, visitor parking and parking management. Ground rent £247.96 per annum.

PARKING
Allocated parking space and visitor parking.

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.

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.
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