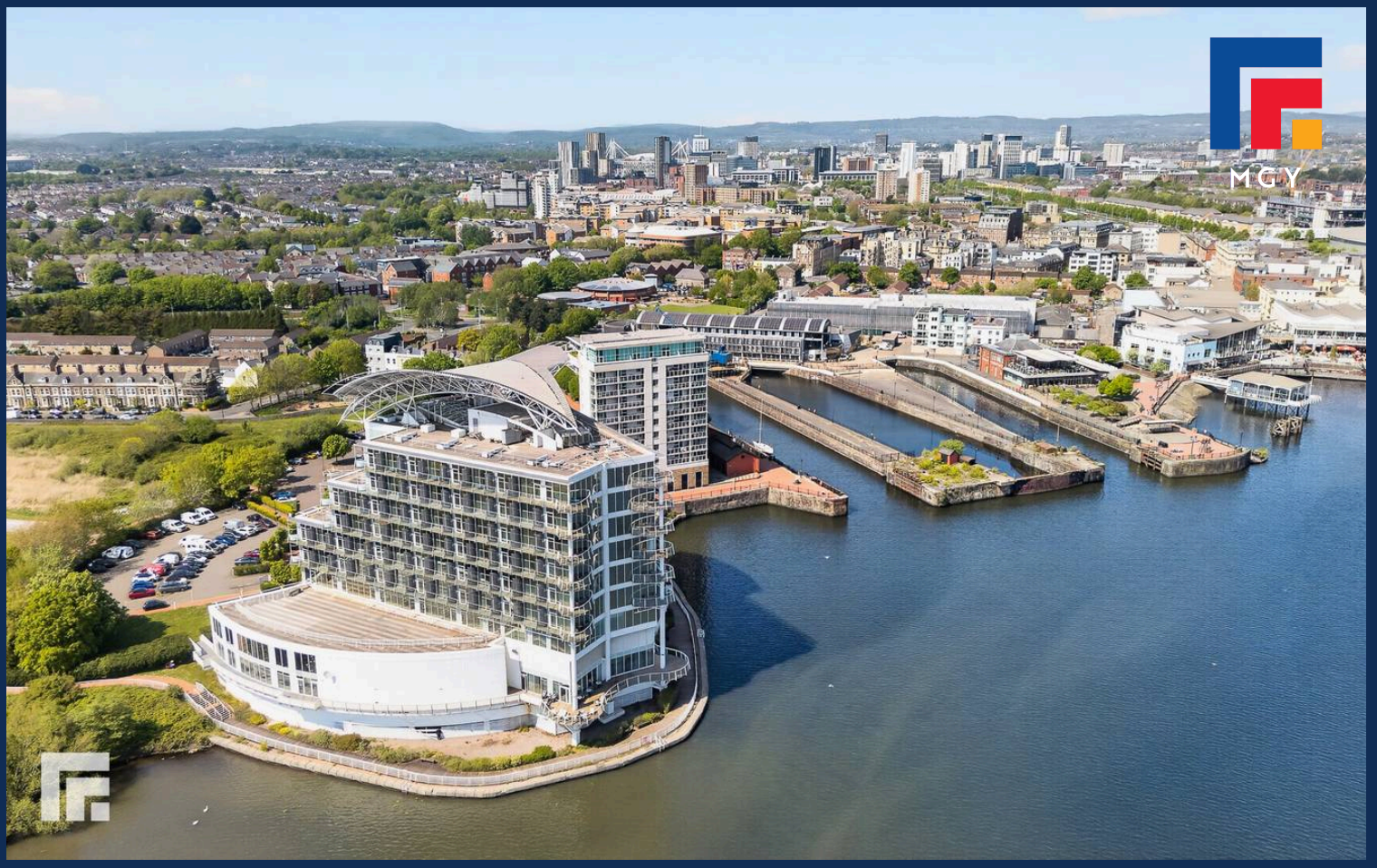






181 Ocean Reach, Havannah Street, Cardiff

£260,000 Leasehold

****FANTASTIC WATERFRONT APARTMENT* INCREDIBLE VIEWS* NO CHAIN**** MGY are pleased to present for sale a superb two bedroom, fourth floor apartment in the popular development, Ocean Reach.

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: B

LOCATION
Ocean Reach is a popular development, situated on a quiet street, within walking distance of St David's Hotel, Mermaid Quay and it's popular attractions, including The Wales Millennium Centre. It is located within close proximity to a variety of bars, restaurants, coffee shops, Everyman cinema, water sports/activities and the popular 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 security spy hole. Laminate wood effect flooring. Video entry intercom system. Wall mounted electric panel heater. Spotlights to ceiling. Two storage cupboards, one with plumbing for a washing machine.

LOUNGE/KITCHEN/DINER
22' 10" x 11' 9" (6.95m x 3.59m)
Double glazed uPVC window and door leading onto an exceptionally large decked balcony with stunning water views and with views towards Mermaid Quay. Two wall mounted electric panel heaters. Carpeted flooring to living area. TV aerial point. Telephone point. Modernised fitted kitchen, with laminate wood effect flooring. Base and wall units, with solid oak work surfaces incorporating composite sink, with mixer tap. Under unit spotlights. Built in oven, with four ring electric induction hob and stainless steel extractor hood over. Splash back. Built in fridge freezer and wine chiller. Extractor fan. Spotlights.

BALCONY
Exceptionally large decked balcony, with paved area. Stunning water views across Cardiff Bay and Mermaid Quay. External lighting. Accessed from the living room and master bedroom.

MASTER BEDROOM
15' 1" x 9' 11" (4.59m x 3.03m)
Double glazed uPVC window and door leading onto paved area of balcony. Stunning water views across Cardiff Bay and Mermaid Quay. Carpeted flooring. Wall mounted electric panel heater. TV aerial point. Telephone point. Walk in wardrobe with hanging, shelving and lighting. Door to:-

EN-SUITE
8' 8" x 6' 2" (2.65m x 1.87m)
Modern en-suite. Tiled flooring. Part tiled walls. Double shower cubicle, with mains shower. W.C. Wall mounted wash hand basin, with mixer tap. Large wall mounted mirror. Heated towel rail. Spotlights to ceiling. Extractor fan.

BEDROOM TWO
10' 1" x 10' 0" (3.07m x 3.04m)
Double glazed uPVC window to front, with stunning water views across Cardiff Bay and Mermaid Quay. Double bedroom. Large fitted double wardrobes. Carpeted flooring. Wall mounted electric panel heater.

BATHROOM
7' 3" x 6' 5" (2.22m x 1.96m)
Modern bathroom. Tiled flooring. Part tiled walls. Panelled bath with mixer tap and shower attachment. W.C. Wall mounted wash hand basin, with mixer tap. Large wall mounted mirror. Heated towel rail. Spotlights to ceiling. Extractor fan.

PARKING
Secure gated fob access, to one allocated undercroft parking space.

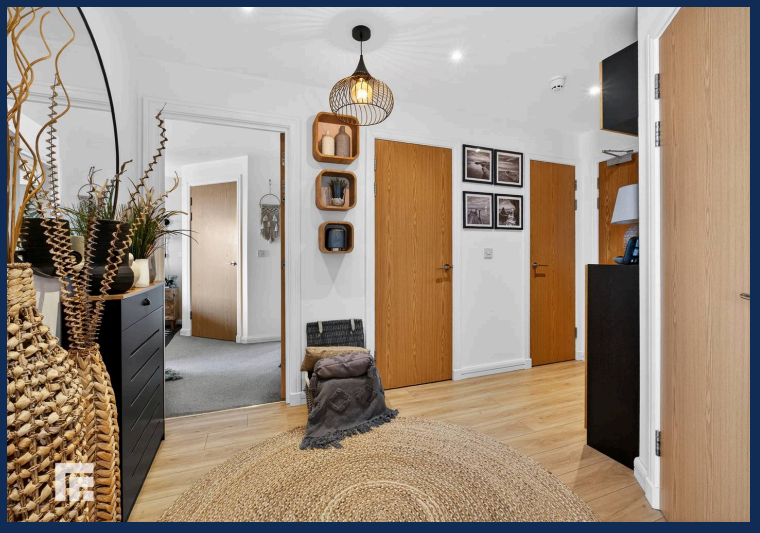
TENURE
MGY are advised that the property is leasehold, with a term of 993 years from 2026. Service charges of £2,600 per annum, which includes water rates, building insurance, secure fob access, video entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated fob access to an allocated undercroft parking space. No ground rent. This property has a share of the freehold.

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.

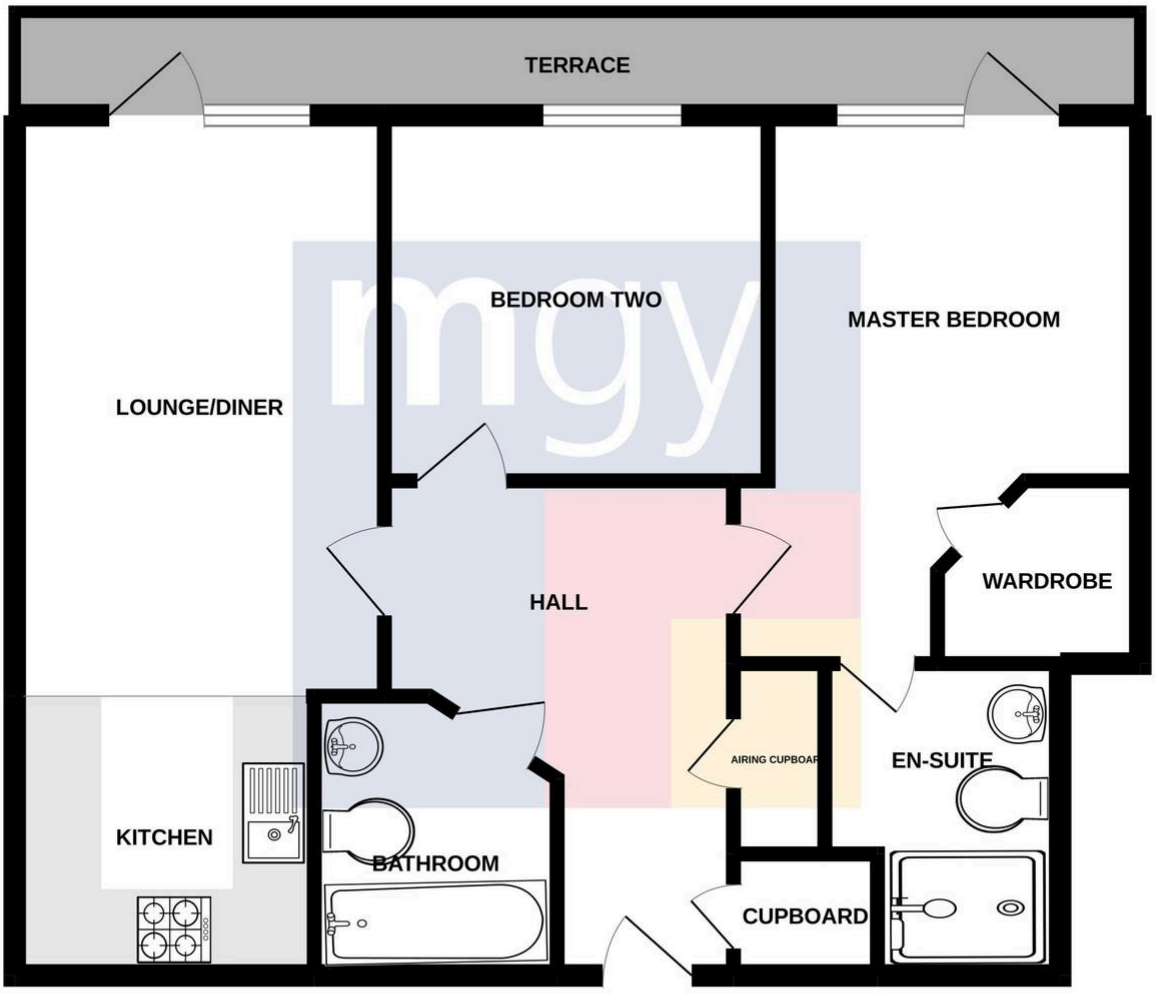












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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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