





90b Richards Terrace, Cardiff

£120,000 Share of Freehold

IDEAL FIRST TIME PURCHASE* NO CHAIN MGY are pleased to present for sale a spacious one bedroom, ground floor apartment in a fantastic location on Richards Terrace.

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

LOCATION
The property is situated on a quiet street in a fantastic location, with excellent transport links to the City Centre, Cardiff Bay, the A470 and M4. The property is also within close proximity to Newport Road Retail Park and a variety of supermarkets, restaurants, fast food and coffee shops, including Starbucks and Costa.

ENTRANCE HALL
Entered via wooden door leading from communal entrance hall.

LIVING ROOM
Large double glazed uPVC windows to side aspect. Carpeted flooring. Wall mounted radiator. Opening to kitchen.

KITCHEN
Separate kitchen. Modern fitted wall and base units, with work surfaces incorporating stainless steel sink with drainer. Built in oven and four ring gas hob with extractor over. Space for washing machine. Wall mounted Combi-boiler. Breakfast bar with space for breakfast stools.

BEDROOM
Double glazed uPVC windows to rear aspect. Carpeted flooring. Wall mounted radiator.

SHOWER ROOM
Modern shower room with shower cubicle, W.C and wash hand basin with dual tap. Part tiled walls. Wall mounted mirrored vanity unit. Extractor.

GARDEN
Low maintenance rear garden. Accessed from the kitchen. The garden is shared with one other ground floor flat.

PARKING
Street parking.

TENURE
MGY have been advised that the property owns a 30% share of the freehold, with a lease of 999 years from 2019. The owner of this apartment individually pays building insurance of £198 per annum. No service charges or 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.



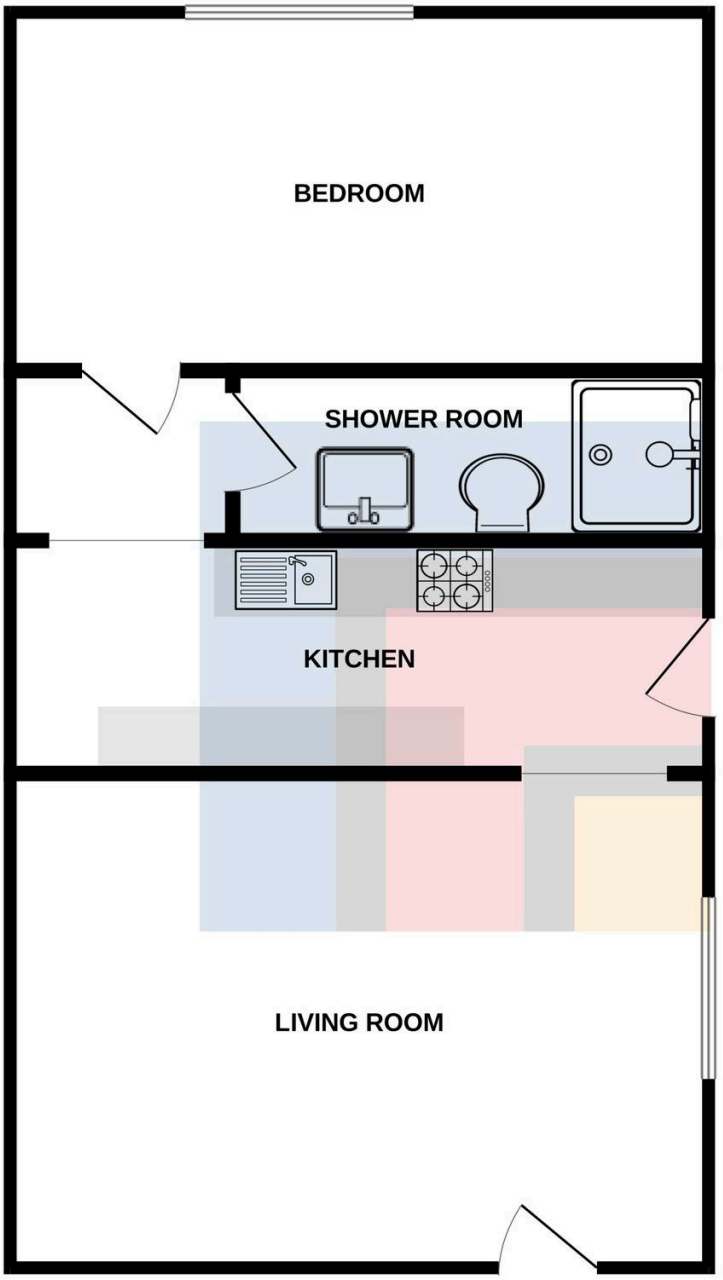








GROUND FLOOR



CARDIFF 029 2046 5466

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

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