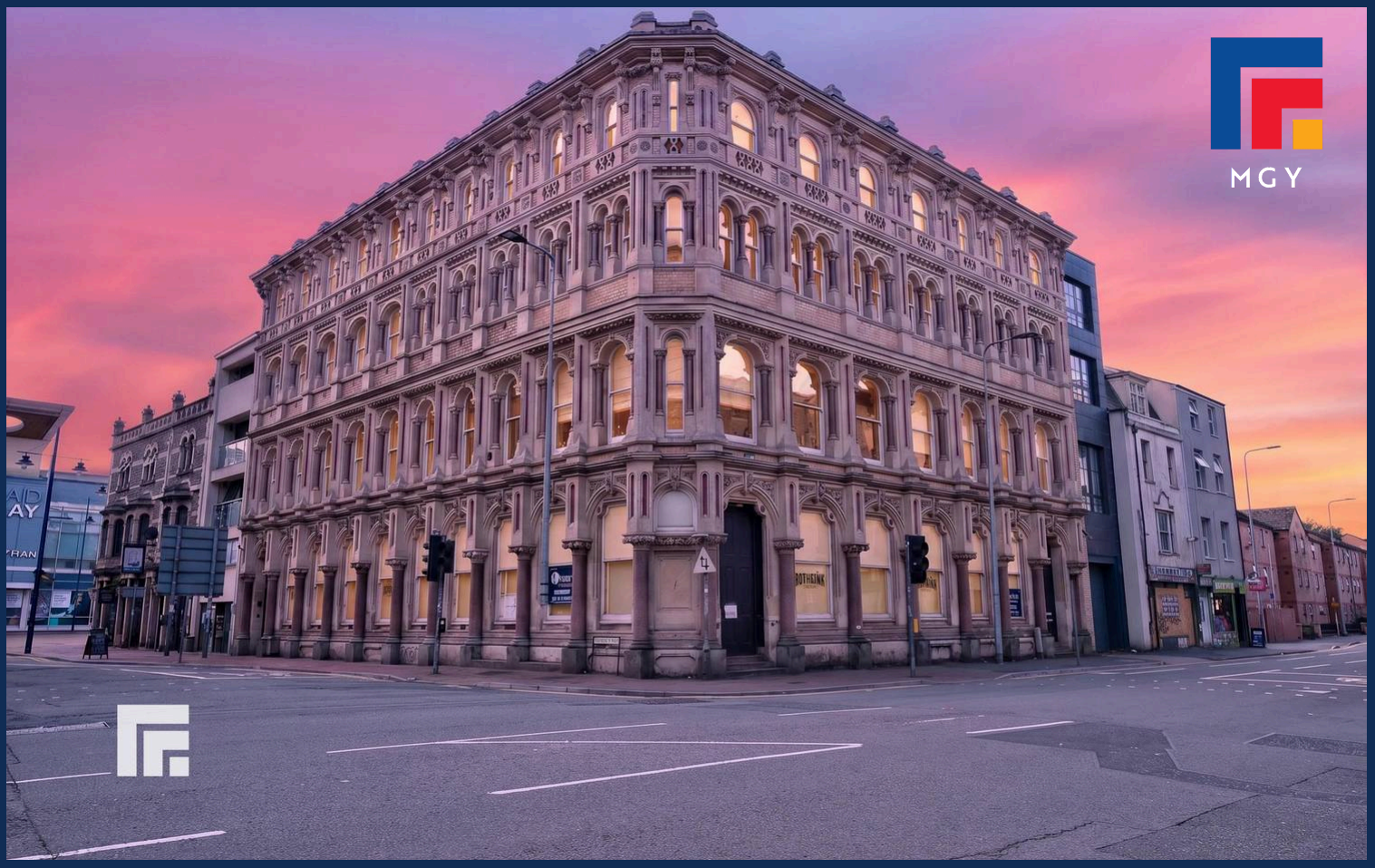






The Bank, Bute Street, Cardiff

£340,000 Leasehold

EXCEPTIONAL APARTMENT* GRADE II LISTED BUILDING MGY are delighted to present for sale this immaculate two bedroom, second floor apartment within the highly sought after Grade II Listed development, The Bank. Situated in the heart of Mermaid Quay, this exceptional property seamlessly combines contemporary living with original character and charm.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: D

LOCATION
The bank offers this modern apartment which is in a highly sought-after position in the heart of Mermaid Quay, placing an excellent selection of stylish bars, restaurants, cafés and shops right on your doorstep. The Millennium Centre is within easy walking distance, while the scenic waterfront and cycle and walking routes provide easy access towards Cardiff Bay Barrage. With excellent bus and rail connections nearby, Cardiff City Centre is also easily accessible, making this an ideal location for both city living and enjoying everything Cardiff Bay has to offer.

ENTRANCE HALL
Entered via large wooden door. Spacious entrance hall. Engineered oak wood flooring. Wall mounted video entry intercom system with additional remote app control. One large storage cupboard, housing hot water tank and one with plumbing for washing machine. Spotlights to ceiling. Wall mounted electric panel heater. Doors leading to kitchen and living area, bedrooms and bathroom. Large double glazed Anthracite aluminium windows to rear aspect.

LIVING/DINER/KITCHEN
18' 6" x 19' 7" (5.63m x 5.98m)
Fantastic open-plan living space combining a stylish contemporary kitchen, dining area and generous lounge. The kitchen is fitted with high-specification wall and base units, complemented by polished quartz work surfaces and a large breakfast island with integrated composite sink and drainer. A range of integrated NEFF appliances includes a double oven, four-ring electric hob with extractor, fridge/freezer, wine cooler and dishwasher. Open-plan layout, the kitchen opening directly into the dining and sitting areas. Engineered oak flooring runs throughout, large windows to the front aspect, offer attractive views across Cardiff Bay. Further features include ample storage, contemporary lighting and TV and telephone points.

BATHROOM
Luxury En-suite with Mandarin Stone tiled flooring and tiled walls with feature tiling to bath. Under floor heating. Tiled bath, with rainfall shower over and additional shower attachment. Inset storage with lighting and glass shower screen. Vanity enclosed wash hand basin with dual tap. W.C with dual flush. Large inset mirrored vanity unit with lighting. Extractor fan. Heated towel rail. Spotlights to ceiling. Thermostat.

BEDROOM TWO
11' 11" x 10' 0" (3.63m x 3.05m)
Large double glazed Anthracite aluminium windows to rear aspect. Double bedroom. Wool mixed carpeted flooring. Wall mounted electric panel heater. TV Aerial point. Telephone point. Spotlights to ceiling.

MASTER BEDROOM
10' 4" x 15' 2" (3.15m x 4.62m)
Large double glazed windows to front aspect. Wool mixed carpeted flooring. Wall mounted electric panel heater. TV Aerial point. Telephone point. Spotlights to ceiling. Door leading to:-

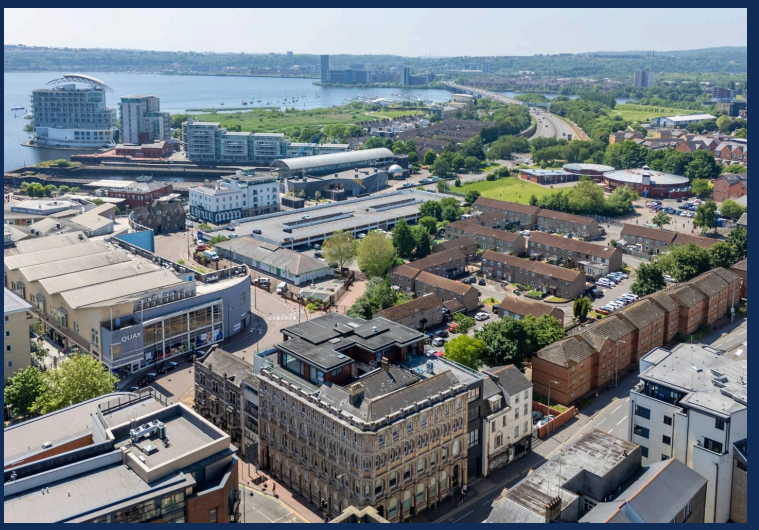
EN-SUITE
4' 7" x 8' 8" (1.39m x 2.64m)
Mandarin Stone tiled flooring and tiled walls with feature tiling to shower cubicle. Under floor heating. Walk in shower with rainfall shower over and additional shower attachment. Inset storage with lighting. Vanity enclosed wash hand basin with dual tap. W.C with dual flush. Large inset mirrored vanity unit with lighting. Extractor fan. Heated towel rail. Spotlights to ceiling. Thermostat control.

PARKING
Secure gated fob access to one allocated parking space.

TENURE
MGY are advised that the property is leasehold, with a term of 125 years from 2019. Service charges of £1987 per annum, which includes a security video entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, gated fob access to an allocated parking space and parking management. Building insurance £689 per annum. Ground rent £150 per annum.

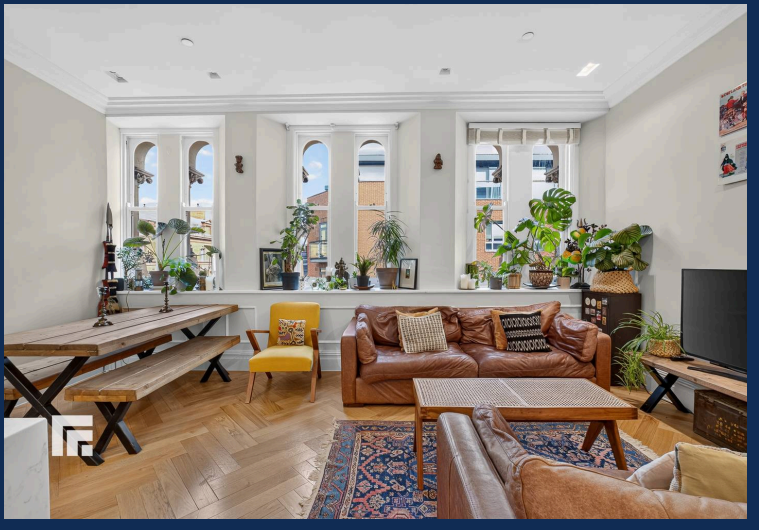
AML
Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



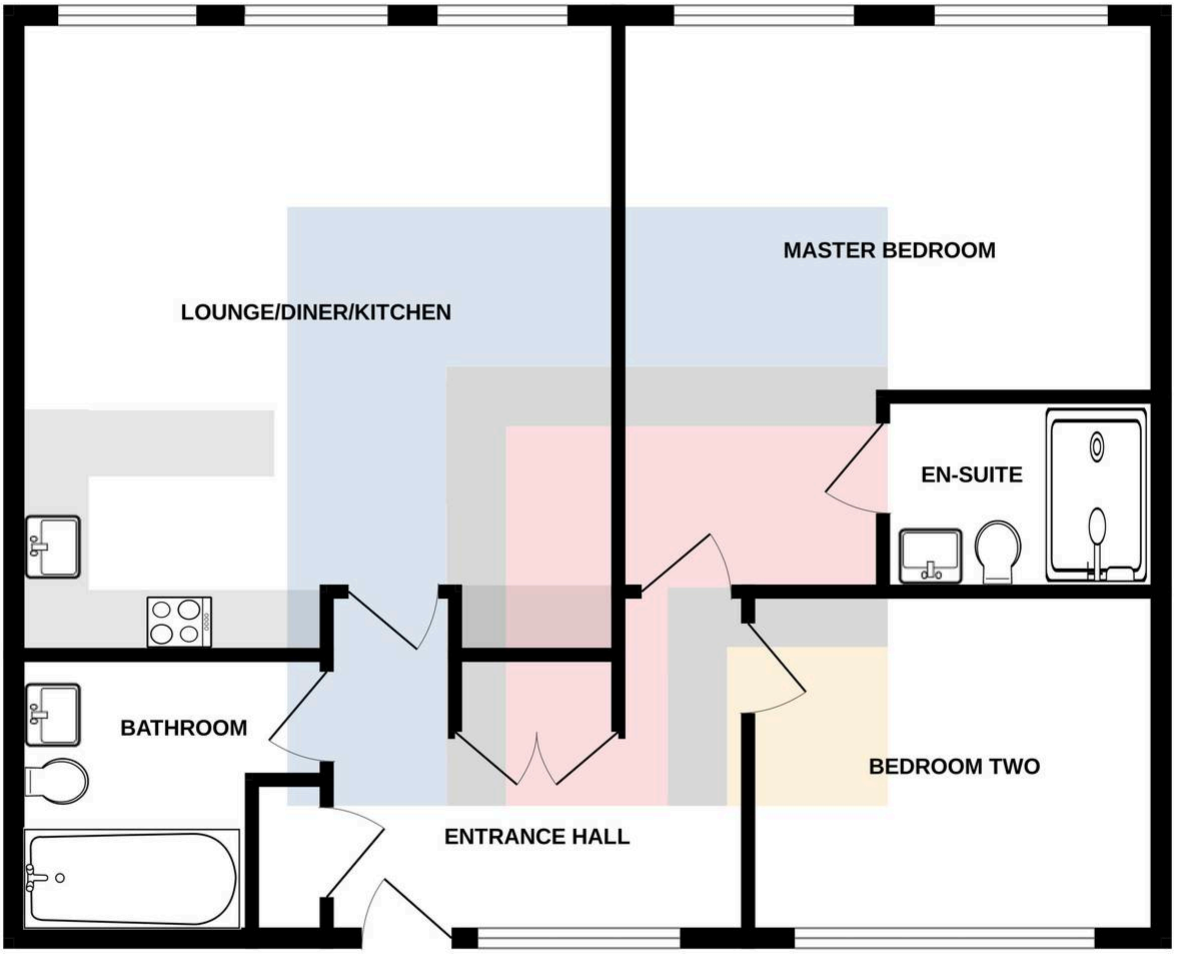








SECOND FLOOR



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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South Glamorgan, CF10 5EE

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