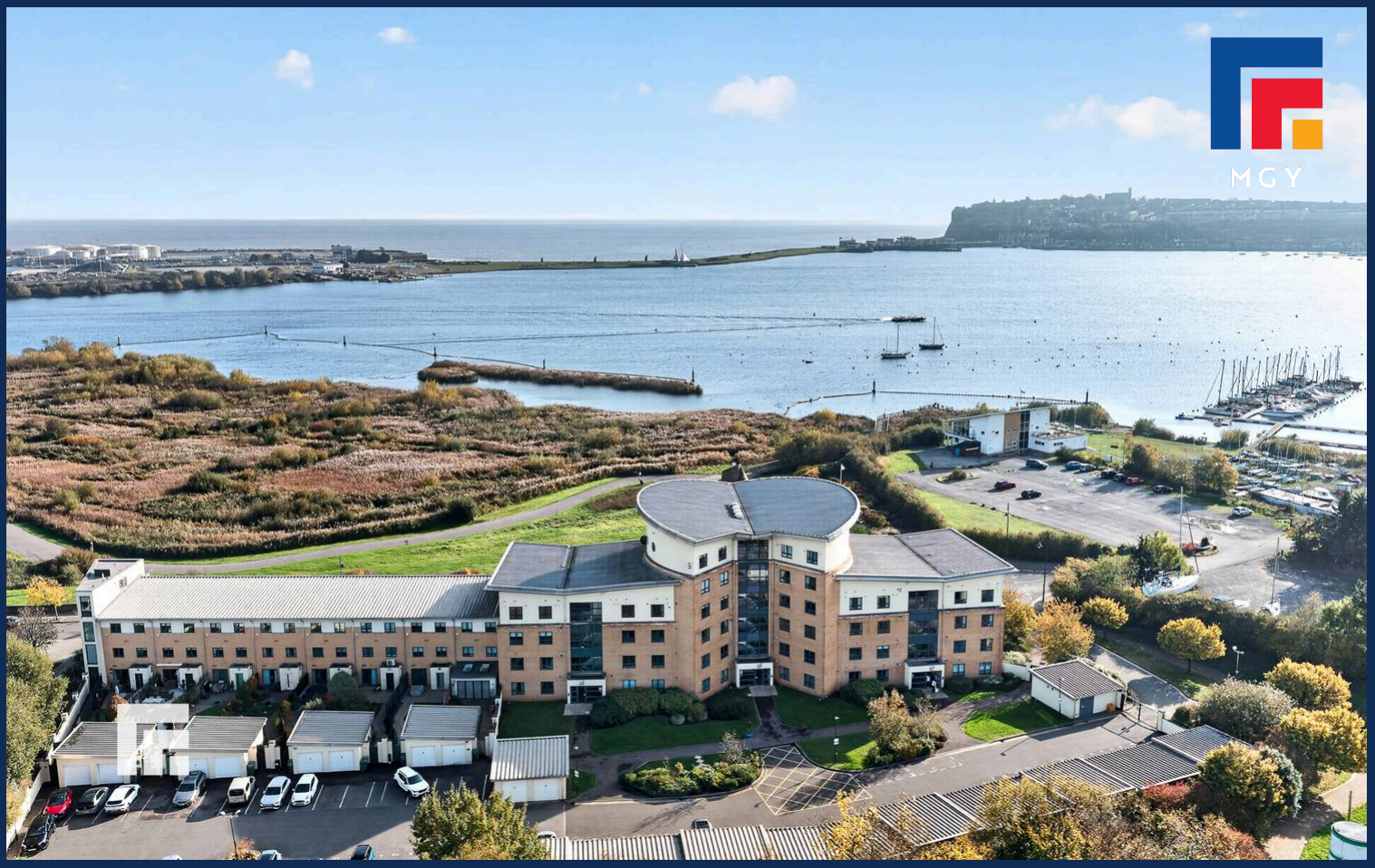






Lacuna, Windsor Esplanade, Cardiff

£349,950 Leasehold

EXCLUSIVE WATERFRONT APARTMENT* STUNNING PANORAMIC VIEWS MGY are delighted to present for sale this exceptional two bedroom, second floor apartment in the highly regarded Lacuna development, situated in the heart of Cardiff Bay.

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: B

LOCATION
Lacuna is a prestigious development boasting spectacular panoramic views across Cardiff Bay, towards the Bristol Channel and beyond. Set in a peaceful and sought after location, this stylish apartment is ideally positioned within walking distance of St David's Hotel, Mermaid Quay and its many popular attractions, including the renowned Wales Millennium Centre. The apartment benefits from an enviable location, with an excellent selection of bars, restaurants, coffee shops and leisure facilities close by. The popular Everyman Cinema, a range of water sports and waterfront activities, and the vibrant Red Dragon Centre are all within easy reach. Beautiful walking and cycling routes run along the waterfront towards Cardiff Bay Barrage, offering stunning scenery and views across the Bay.

ENTRANCE HALL
Entered via wooden front door with security spy hole, leading from communal hallway. Spacious hallway. Security entry intercom system. Built in storage cupboard with wooden double doors. Carpeted flooring. Spotlights. Doors leading to all rooms.

LOUNGE/KITCHEN/DINER
27' 2" x 16' 8" (8.28m x 5.08m)
Fantastic open plan living with incredible panoramic views. Entered via wooden double doors with impressive French doors and floor to ceiling windows. Ample natural daylight. Extremely spacious and beautifully presented. Modernised fitted kitchen with wall and base units with work surfaces incorporating stainless steel sink. Ample storage. Integrated oven, fridge freezer, microwave, dishwasher and washing machine. Five ring gas hob with stainless steel extractor hood over. Splashback. Laminate wood effect flooring. Two wall mounted radiators. Carpeted flooring to living area. Spotlights.

BALCONY
Large decked balcony with stunning panoramic views across Cardiff Bay, Penarth headland, the Bristol Channel and beyond. Enclosed by sleek glass balustrading with uninterrupted scenery. Ample sun all day through to the evening. Accessed from the living room.

MASTER BEDROOM
14' 2" x 11' 11" (4.31m x 3.63m)
Double glazed uPVC windows to rear aspect. Built in double wardrobe. Carpeted flooring. Wall mounted radiator. Door leading to modern en-suite.

EN-SUITE
8' 1" x 6' 2" (2.46m x 1.88m)
Upgraded en-suite with luxury tiling. White three piece suite comprising double shower cubicle with rainfall shower and additional shower attachment, Vanity enclosed wash hand basin and W.C. Ample storage. Vertical heated towel rail. Wall mounted mirror. Inset storage. Spotlights.

BEDROOM TWO
14' 2" x 10' 5" (4.31m x 3.17m)
Second double bedroom. Double glazed uPVC windows to rear aspect. Built in double wardrobe. Carpeted flooring. Wall mounted radiator.

SHOWER ROOM
8' 0" x 6' 1" (2.43m x 1.85m)
Upgraded shower room with white three piece suite comprising double shower cubicle with rainfall shower and additional shower attachment, wash hand basin and W.C. Tastefully designed with modern tiling, inset storage, feature wood panelling, vertical heated towel rail and wall mounted mirrored vanity unit. Spotlights.

PARKING
Secure gated fob access to two allocated parking spaces.

COMMUNAL GARDENS
Beautifully maintained communal gardens.

TENURE
MGY are advised that the property is leasehold, with a term of 125 years from 2001. Service charges of £3,925 per annum, which includes building insurance, water rates, lift maintenance, maintenance of internal and external communal areas, reserve fund contribution, regular cleaning and refuse disposal, two allocated parking spaces and three contractor parking bays. Ground rent £200 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.



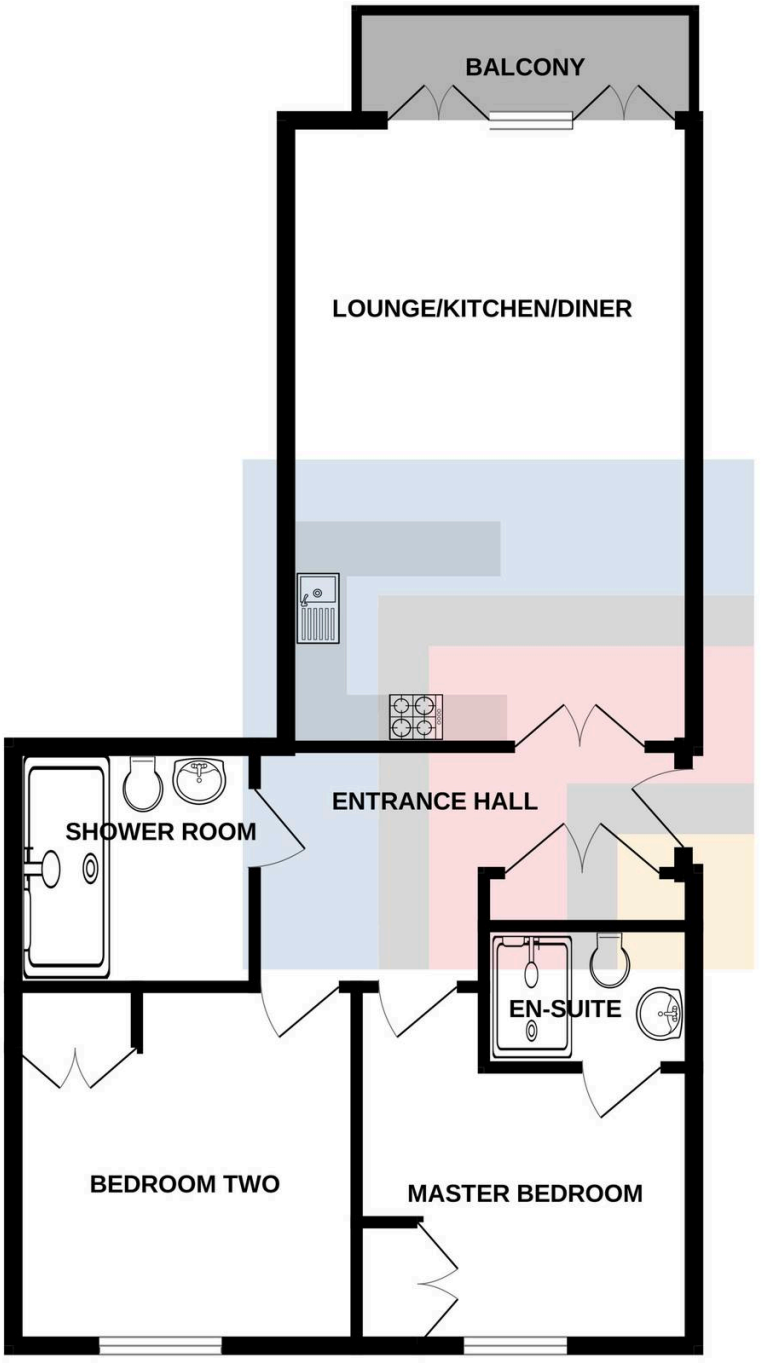








SECOND FLOOR



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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