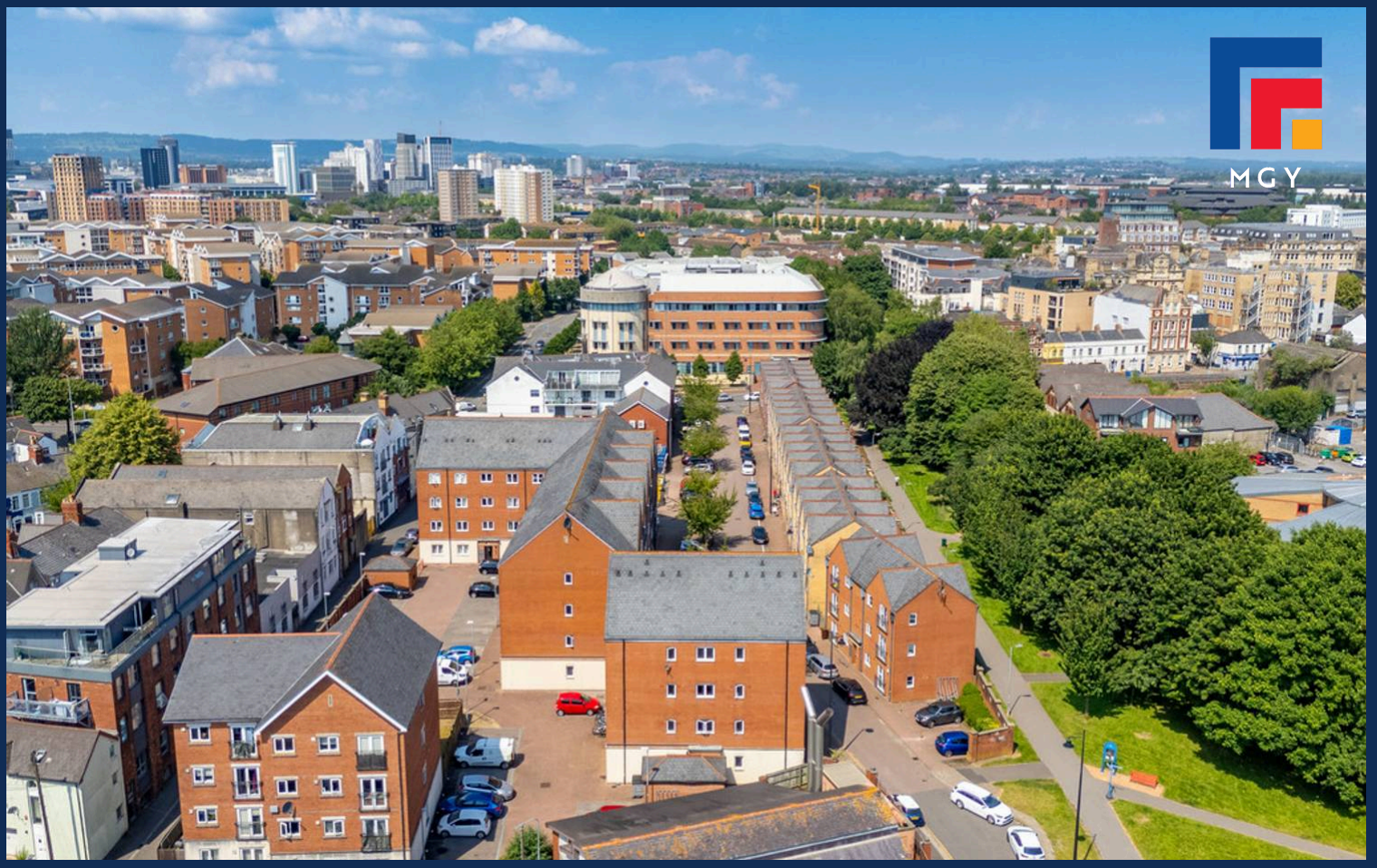
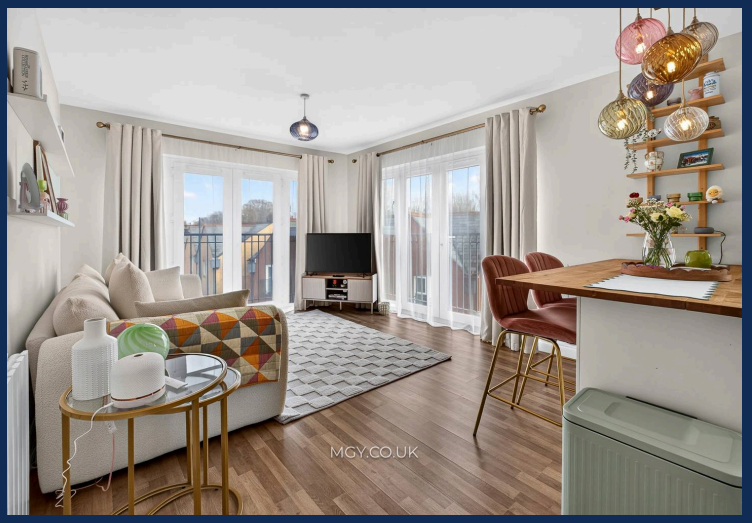






Harrowby Street, Cardiff

£185,000 Leasehold

BEAUTIFULLY PRESENTED TOP FLOOR APARTMENT* PRIME LOCATION MGY are delighted to present for sale this immaculate two bedroom, top floor apartment, situated within the popular Harrowby Street development.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

LOCATION
Harrowby street is a highly sought-after street, ideally positioned within walking distance of Cardiff Bay, Mermaid Quay and Cardiff city centre. Residents benefit from an enviable selection of restaurants, bars, cafés and leisure facilities right on the doorstep, with St David's shopping centre also easily accessible. The street is particularly well placed for enjoying the waterfront, with picturesque walking and cycling routes leading towards Cardiff Bay Barrage, where panoramic views across the bay can be enjoyed. Excellent transport links further enhance the location, with Cardiff Central and Cardiff Bay train stations both within easy reach, alongside a range of local bus services providing convenient connections throughout Cardiff and the surrounding areas.

ENTRANCE HALL
Entered via wooden door, with security spy hole. Stylish wall panelling. Laminate wood effect flooring. Wall mounted intercom system. Two built in storage cupboards, once housing electric boiler. Wall mounted electric radiator. Spotlights. Doors leading to all rooms.

LOUNGE/KITCHEN/DINER
23' 0" x 11' 5" (7.01m x 3.49m)
Large modern kitchen. Two sets of double glazed uPVC French doors, to front and side aspect. Additional double glazed uPVC window to side. Laminate wood effect flooring. T.V Aerial point. Telephone point. Two upgraded wall mounted electric radiators. Vinyl wood effect flooring. Part tiled walls. Wall and base units, with work surfaces incorporating stainless steel sink. Ample storage. Built in oven and four ring hob with stainless steel extractor hood over. Space for fridge freezer, washing machine. Integrated dishwasher. Breakfast bar with space for two breakfast stools. Extractor fan. Spotlights. Open plan living.

MASTER BEDROOM
11' 5" x 11' 3" (3.49m x 3.43m)
Double glazed uPVC windows to side aspect. Laminate wood effect flooring. Two built in double wardrobes. T.V Aerial point. Telephone point. Wall mounted electric radiator. Door leading to:-

EN-SUITE
8' 2" x 4' 0" (2.48m x 1.22m)
Laminate wood effect flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Upgraded heated towel rail. Extractor fan.

BEDROOM TWO
11' 11" x 8' 0" (3.64m x 2.44m)
Second double bedroom. Double glazed uPVC windows to front aspect. Laminate wood effect flooring. Built in triple wardrobe. T.V Aerial point. Wall mounted electric radiator.

BATHROOM
8' 2" x 4' 9" (2.48m x 1.46m)
Obscure double glazed uPVC window to rear aspect. Laminate wood effect flooring. Part tiled walls. Panelled bath, with shower over. Pedestal wash hand basin. W.C. Upgraded heated towel rail. Extractor fan.

PARKING
Secure barrier access to one allocated parking space.

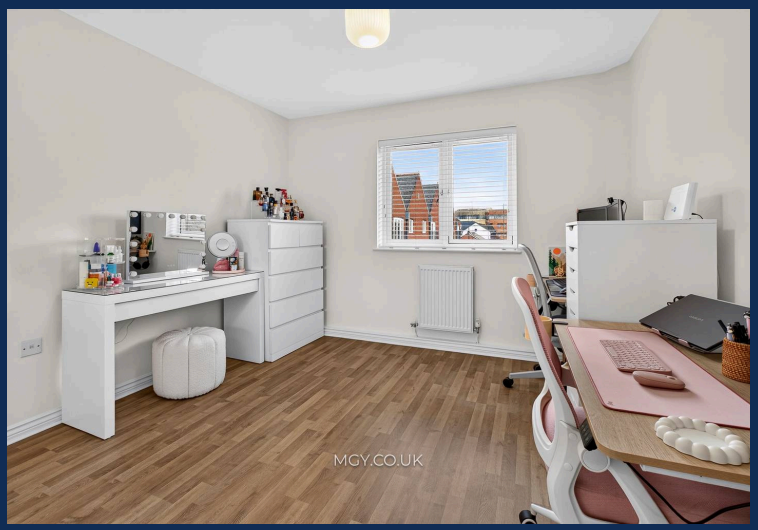
TENURE
MGY are advised that the property is leasehold, with a term of 150 years from 2004. Service charges of £1,893.75 per annum, which includes buildings insurance, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage and secure barrier access to an allocated parking space. Ground rent £309.91 per annum.

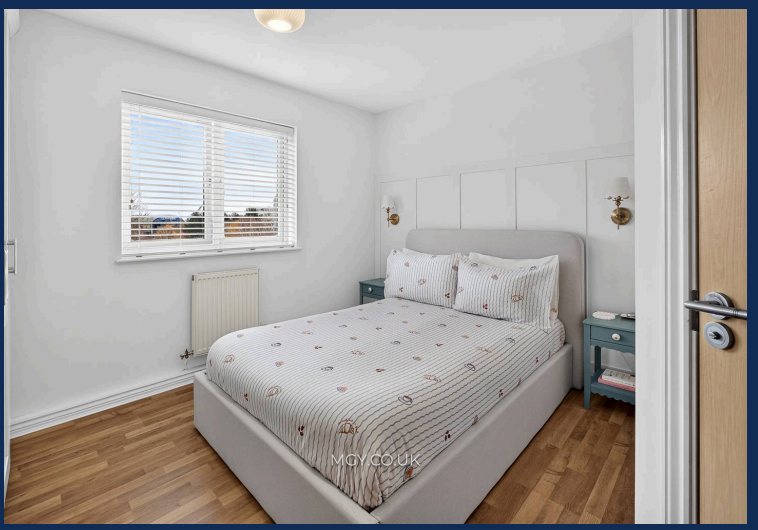
AML
Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details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


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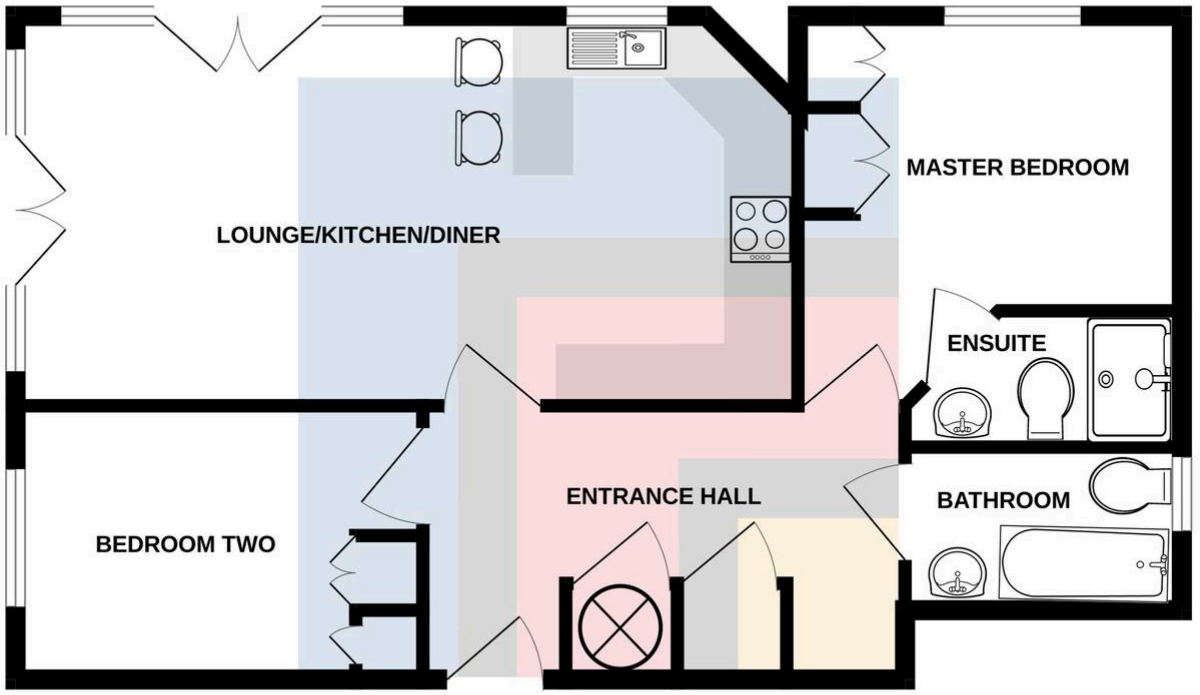

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TOP FLOOR



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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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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