FOR SALE

Guide Price £165,000 to £170,000 Leasehold



O'Leary Drive, Windsor Quay, Cardiff. CF11 7EB

- * NO CHAIN *
- IMMACULATE 2-BED 1st FLOOR APARTMENT
- ALLOCATED PARKING SPACE ENCLOSED BY SECURITY GATE with FOB ACCESS
- VISITOR SPACES AVAILABLE TO REAR & SIDE
- SPACIOUS LIVING / DINING ROOM
- MODERN FITTED KITCHEN
- MASTER BEDROOM with EN-SUITE
- 2x DOUBLE BEDROOMS
- REAL WOOD FLOORING & (BRAND NEW FITTED CARPETS to BEDROOMS)
- LONG LEASE 974 YEARS APPROX. REMAINING
- COMMUNAL GARDENS TO REAR
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS
- CLOSE TO CARDIFF CITY CENTRE/ CARDIFF BAY & THE SPORTS VILLAGE
- EARLY VIEWING HIGHLY RECOMMENDED
- FREE MORTGAGE ADVICE AVAILABLE
- WWW.MR-HOMES.CO.UK
- UP TO 9.2% ANNUAL RENTAL YIELD APPROX.

Mr Homes Estate Agents
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD
02920 204555
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PROPERTY DESCRIPTION

*** NO CHAIN *** Guide Price: £165,000 to £170,000*** (Up to 9.2% annual rental yield approx.) Discover this Immaculate 2-Bed First-Floor Flat in the Sought-After Windsor Quay, Offering Spacious Living with a Modern Fitted Kitchen and a Bright Reception Room Featuring Real Wood Flooring and Brand New Carpets in the Bedrooms. The Master Bedroom Benefits from an En-Suite, while both Bedrooms are Double-Sized, Making this Property Ideal for Comfortable City Living. Enjoy the Security of an Allocated Parking Space behind Secure Gates with Fob Access, plus additional visitor parking to the rear and side. Set within beautifully maintained communal gardens, the flat is conveniently located close to schools, shops, amenities, parks, and boasts excellent transport links to Cardiff City Centre, Cardiff Bay, and the Sports Village. With a long lease of approximately 974 years remaining and no chain, this property offers a fantastic opportunity for buyers. Early viewing is highly recommended. Free mortgage advice is available through Mr Homes to help you secure your new home with confidence. PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK





ROOM DESCRIPTIONS

Communal Entrance with Security Door with Intercom Entry System

Entrance Hallway
9' 11" x 3' 3" (3.02m x 0.99m) x 3 - Real wood flooring, Radiator, Doors to; Airing Cupboard, Storage Cupboard, Living/Dining Room, Master Bedroom, Bedroom 2 & the Main Bathroom Suite.

Living/ Dining Room
15' 2" x 12' 9" (4.62m x 3.89m) Real wood flooring, uPVC D/g window to front, Electric feature fireplace set on a marble hearth & grate with mantle-piece surround, Radiator.

Kitchen
6' 4" x 10' 9" (1.93m x 3.28m) Matching wall & base units with work surfaces over & tiles splash backs, 4x ring gas hob with extractor hood over, double fan assisted electric oven, Integrated Fridge-Freezer, Plumbed for washing machine & space for tumble-dryer, Composite sink, quarter bowl & drainer with mixer tap, uPVC D/g window to side.
NB: Wall Mounted Worcester 8000 Life 30kW Combi-Boiler (Fitted 23-07-2020)

Master Bedroom
11' 6" x 8' 8" (3.51m x 2.64m) Brand new fitted carpet, uPVC D/g window to front, Radiator, Fitted Wardrobe. Door to En-Suite.

Ensuite
5' 4" x 5' 0" (1.63m x 1.52m) Shower Cubicle with Thermostatic Mixer Shower, Pedestal Hand Wash Basin with Hot 'n' Cold Taps Over, Close-Coupled W.c, Radiator, Ceiling mounted electric extractor fan, Fully tiled walls.

Bedroom 2
11' 5" x 7' 4" (3.48m x 2.24m) Brand new fitted carpet, uPVC D/g window to front, Radiator.

Main Bathroom
6' 3" x 6' 9" (1.91m x 2.06m) Panel Bath with Hot 'n' Cold Taps Over, Pedestal Hand Wash Basin with Hot 'n' Cold Taps Over, Close-Coupled W.c, Radiator, Ceiling mounted electric extractor fan, Walls tiled up to half-height.

Allocated Parking Space - Security Gated with Fob Access.

Communal Gardens to Rear - Always Well Maintained.





MATERIAL INFORMATION

Council Tax: Band D
Council Tax: Rate £2,013.00
Parking Types: Allocated. Gated. Private. Residents.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

Annual Service Charge: £1,947.00
Has the property been flooded in last 5 years? No
Flooding Sources: None.
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

Mobile Signal
Tenure - Leasehold - Lease Start Date - 20 Jun 2002 - Lease End Date - 01 Jan 3000

Lease Term - 999 years from 1 January 2001

Lease Term Remaining - 974 years approx. remaining

(Ground Rent = *£186.93 Per Year) - Service Charges = *£1947.46 Per Year) *Water Bills Included *As Advised by Vendor

Local Authority - Cardiff

Council Tax - Band: D

Annual Price: - £2,013

Conservation Area - No

Flood Risk - River : Very low - Seas : Low

Mobile coverage - EE - Vodafone - Three - O2

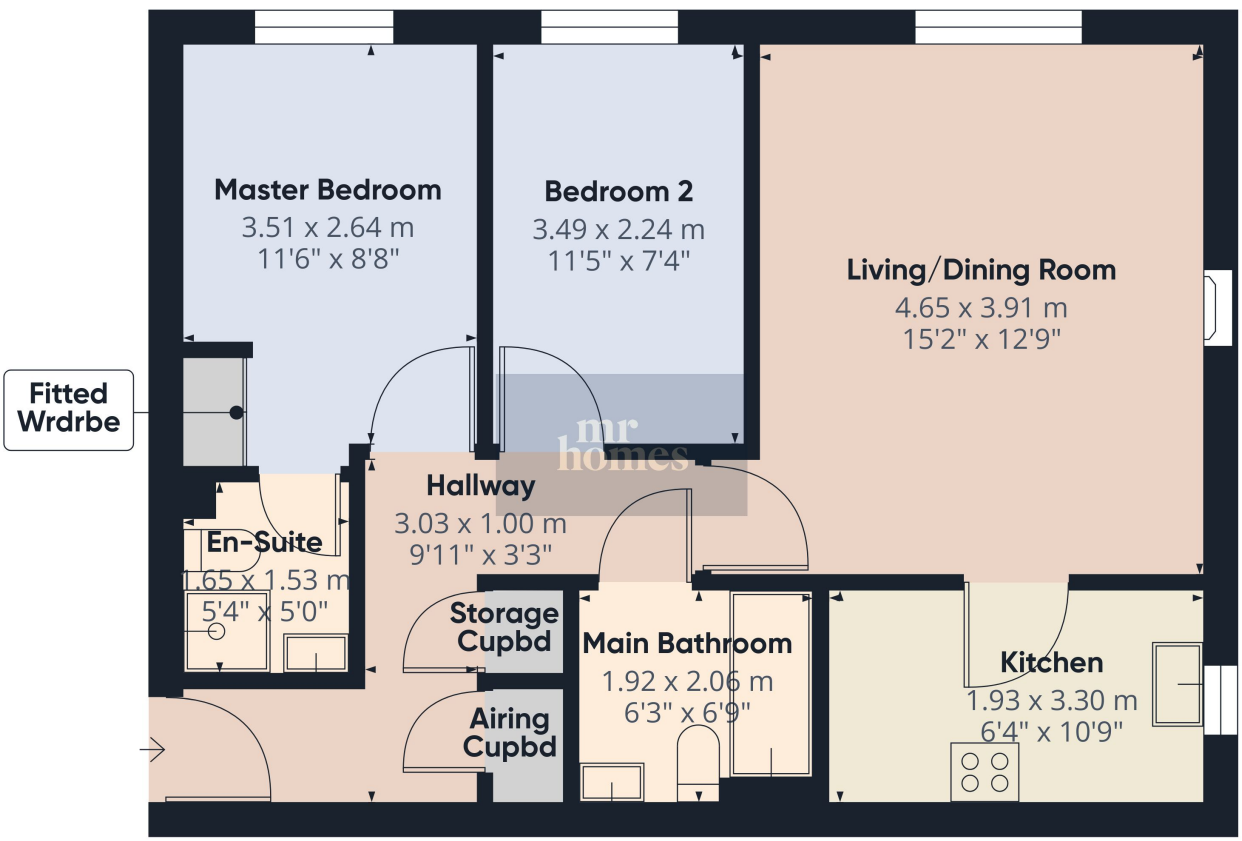
Broadband - Basic - 5 Mbps - Superfast - 229 Mbps - Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability - BT - Sky





FLOORPLAN



Approximate total area(1)

56.9 m²

612 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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