# ST. STEPHENS MANSIONS

MOUNT STUART SQUARE

CARDIFF'S HOME FOR

STYLISH SALES

& LETTINGS

JeffreyRoss

A lovely top floor flat with balcony & NO CHAIN

Comments by - Mr Ramzy Bancroft

# ST. STEPHENS MANSIONS

MOUNT STUART SQUARE, CF10 5LQ - ASKING PRICE - £185,000

2 Bedroom(s) | 2 Bathroom(s) | 731.00 sq ft

NEW PRICE £185,000
We are pleased to offer for sale this well presented and spacious 2 Bedroom apartment. Offering an entrance hall with 2 large storage cupboards, lounge diner, separate fitted kitchen, bathroom and 2 DOUBLE BEDROOMS, one with ensutie shower room. The balcony offers space for outside dining and views over Cardiff. Located in Mount Stuart Square, you are in the heart of Cardiff Bay, but also a short walk to Cardiff City centre and train station. The property further benefits from parking in the onsite private car park, as well as NO ONWARD CHAIN. This would make a great investment with a possible £1000 per month achievable rent.

**PROPERTY SPECIALIST**

**Mr Ramzy Bancroft**
02920 499680
Ramzy@jeffreyross.co.uk
Branch manager

**Hall**

**Storage cupbaords**

**Bathroom**

**Lounge Diner**
3.53m x 3.71m (11'7" x 12'2")

**Kitchen**
3.51m x 1.96m (11'6" x 6'5")

**Bedroom 1**
3.66m x 3.02m (12' x 9'11")

**Ensuite shower room**

**Bedroom 2**
3.51m x 3.02m (11'6" x 9'11")

**Balcony**

**Tenure**
Leasehold, with a 125 year lease from 2002, but this is to be confirmed by your solicitor

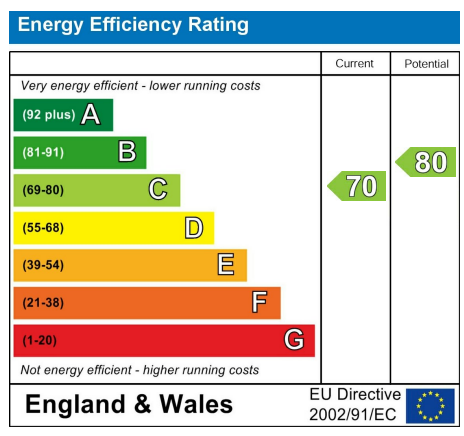
**Council Tax**
Band E

**Parking**
One allocated parking space in the private car park

**Ground rent & Service Charge**
We have been informed by the seller that the ground rent is £173.74
and service charge is £1943 per year, but this is to be confirmed by a buyers solicitor to include building insurance

**Additional Info**
This property would make a great buy to let investment with a possible £1,000 per month in rent.

*please note we have been informed you are not permitted to doing Air B&B in the development.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
80
England & Wales
EU Directive 2002/91/EC

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