

# FOR SALE

## The Granary, Cardiff Bay



Conveniently located between the city centre and Cardiff Bay, this very attractive and spacious 1st floor one bedroom apartment is offered for sale.



Close to Cardiff Bay Railway Station and excellent transport links and within walking distance to an array of bars, restaurants, local shops, cinema in both the city centre and Cardiff Bay.

The apartment benefits from communal lifts, phone entry system, under-floor heating and double glazed windows throughout, low running costs, high levels of sound and thermal insulation, a spacious lounge with a juliet balcony overlooking Lloyd George Avenue, a modern fitted kitchen with plenty of storage space and 1 double bedroom.



Viewings will be held on

21.03.18 (between 5.00pm—7.00pm)

Please contact Cardiff Council on 029 2053 7366 or email [LCHO@cardiff.gov.uk](mailto:LCHO@cardiff.gov.uk) to arrange a viewing

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg

(100% Price - £118,000)

**70% Purchase Price**

**£82,600**

# Property Information

**Hallway (6'6" x 7'6")**—Spacious entrance to the apartment with access to storage cupboard housing the boiler. Good quality carpets.

**Lounge area (13'6" x 11'2")**—sunny and spacious open plan living space with good quality neutral carpets and Juliet balcony. Ceiling light shade to remain.

**Kitchen (10' x 4'9")**— Modern fully fitted kitchen with integrated fan assisted electric oven, ceramic hob and extractor fan. Fridge freezer to remain. Vinyl flooring.

**Master Bedroom (15'2" x 10'0")** - Good size double bedroom with good quality neutral carpets. Ceiling light shade and 2 wardrobes to remain.

**Bathroom (6'6" x 5'10")** - Modern white bathroom with walk in shower, wall mounted heated towel rail, vinyl flooring and extractor fan.

**Parking** - off road parking available at the rear of the property.

**Service Charge** - £90 pcm, covering maintenance charges

**Ground Rent**—£300 per annum, which includes buildings insurance

**Leasehold**— 999 year lease (from 2007)

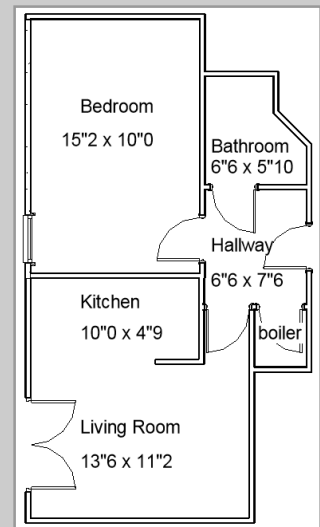
**EPC Rating** — B (81) (Full report will be sent when application form is requested)

**Council Tax**— Band D

**Price** - £82,600 —This represents a 70% equity share under the Assisted Home Ownership Scheme.

Cardiff Community Housing Association will retain the remaining 30% equity share in the property.

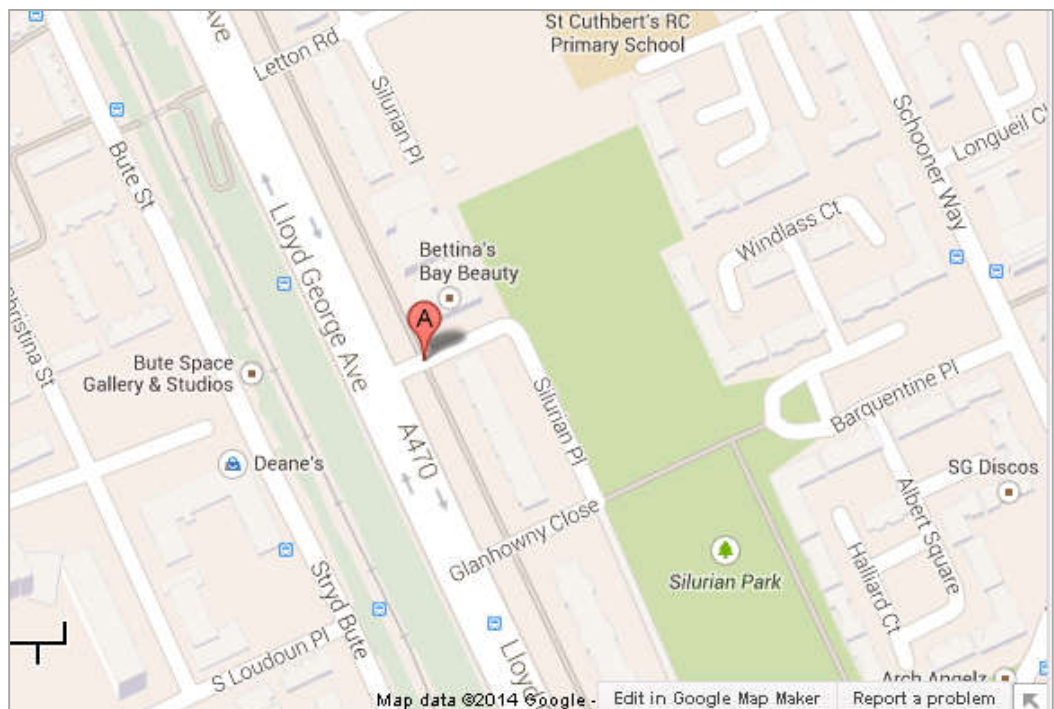
**The owner will be available to answer any queries you may have at the viewing.**



**\*\* ALL FLOORING, CURTAIN POLES AND CURTAINS TO REMAIN IN THE PROPERTY \*\***

## Location -

3 The Granary  
Magretian Place  
Cardiff Bay  
Cardiff  
CF10 4BR



### Property Misdescription Act 1991

These sales particulars are for general guidance purposes only. They do not form or constitute any part of an offer or contract. We have not carried out a structural survey of the property and any services, appliances of specific fittings mentioned in these details have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and must not be relied upon when purchasing carpets and other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given only and should be checked and confirmed by a licensed conveyancer prior to exchange of contracts.