

KEY

EXECUTIVE

SALES



Price £190,000

**St Stephens Mansions, Mount Stuart Square, Cardiff
CF10 5LQ**



- Two Bedrooms
- Allocated Parking
- Private Balcony
- En-suite Bedroom
- Large Living Area
- Desirable Location



Living Room

Fitted carpet, door to balcony and electric heater.

Kitchen

A fully fitted kitchen with all integrated appliances, including a fridge freezer and a washer dryer, matching range of base and eye level units with sink.

Bedroom One

Fitted carpet, window and electric heater

Bedroom Two

Fitted surround wardrobe, door to balcony, door to en-suite

En-Suite

Three piece suite comprising of shower cubicle, wash hand



basin, wc and chrome heated towel rail.

Bathroom

Three piece suite comprising of bath with wash hand basin and wc.



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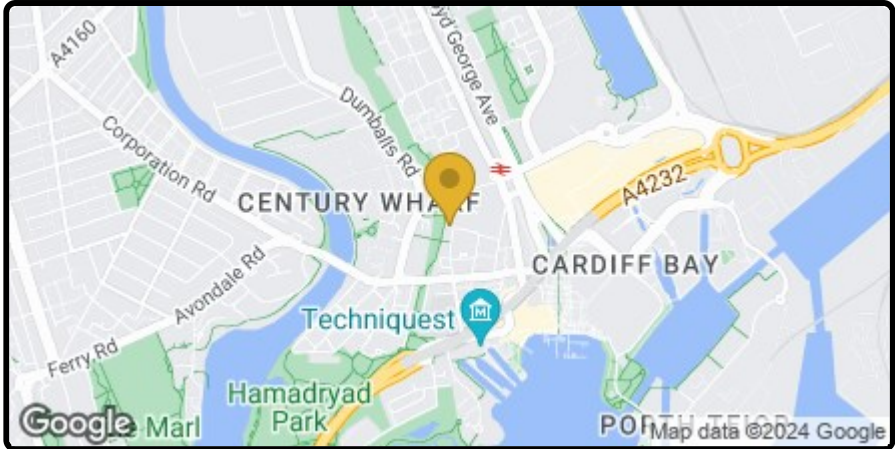
Introducing this modern, spacious two bedroom apartment located in the ever-popular St Stephens Mansions, just a short walk from Cardiff Bay's Mermaid Quay.

The property comprises a light and spacious lounge which leads through to the private balcony, boasting a spectacular view. Two large double bedrooms, one with a en-suite shower room, a separate bathroom and a separate fully fitted kitchen with all integrated appliances, including a fridge freezer and a washer dryer.

The property further benefits from integrated storage cupboards in the hallway, lift access, on-site caretaker, and secure allocated parking.

- We have been informed of the following:
- Annual Service charge - £1,872.56
- Annual Ground rent - £250
- Council Tax Band E

The development is currently awaiting an update on the cladding situation between the developer and Welsh Government.



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Key Executive Sales

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