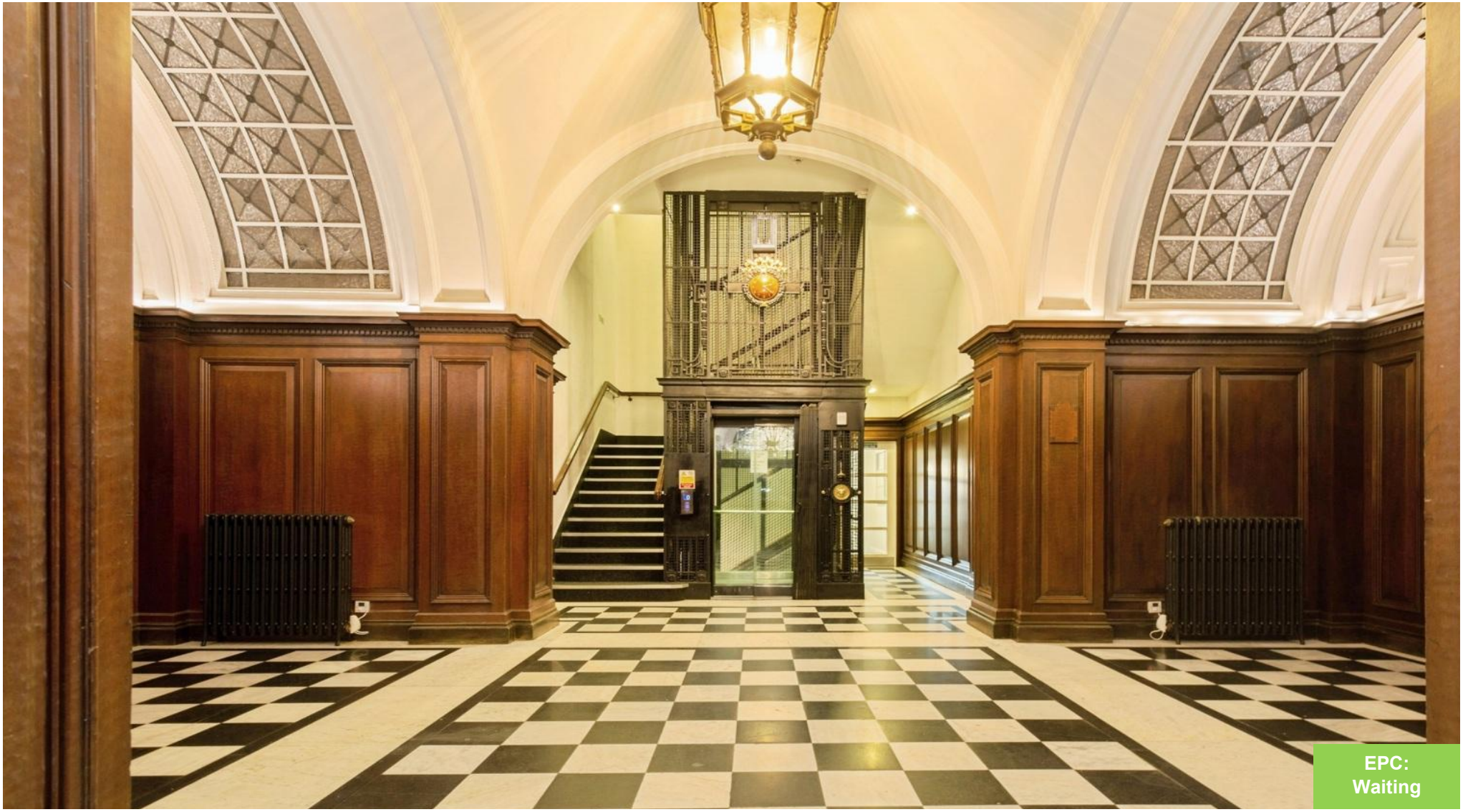


Mount Stuart Square, Cardiff,
Asking Price: £260,000

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Empire House is a modern yet authentic building where the beauty of the past is carefully preserved and proudly displayed. One steps back in time the second they enter the grand entrance hallway with its black and white tiles and glass elevator. The apartment is on the fourth floor. The property benefits from high ceilings, large sash windows, open plan living room / kitchen, two double bedrooms a family bathroom and views overlooking the coal exchange. Gym facilities downstairs. Bicycle storage downstairs. No Chain.

Agent Note: Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







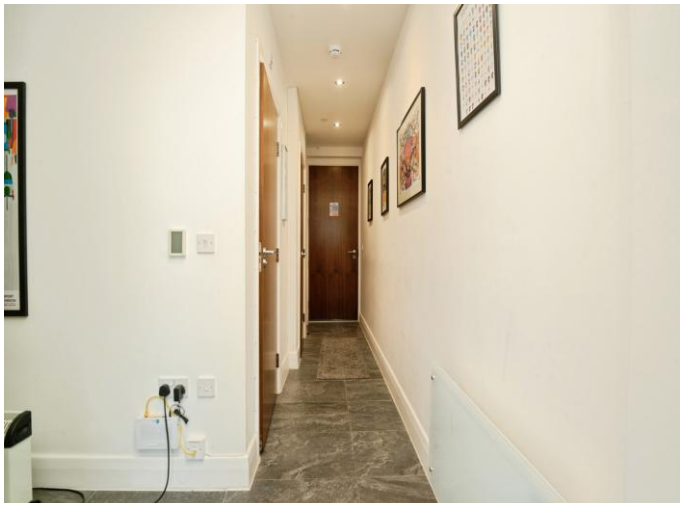
Total floor area 84.4 m² (909 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **E**

Tenure: **Leasehold**

Service Charge: **£4,006**

Years Left on Lease: **236**

Ground Rent: **£380**

Viewing by appointment

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13 Bute Street, Mermaid Quay, Cardiff Bay, Cardiff, CF10 5BZ

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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