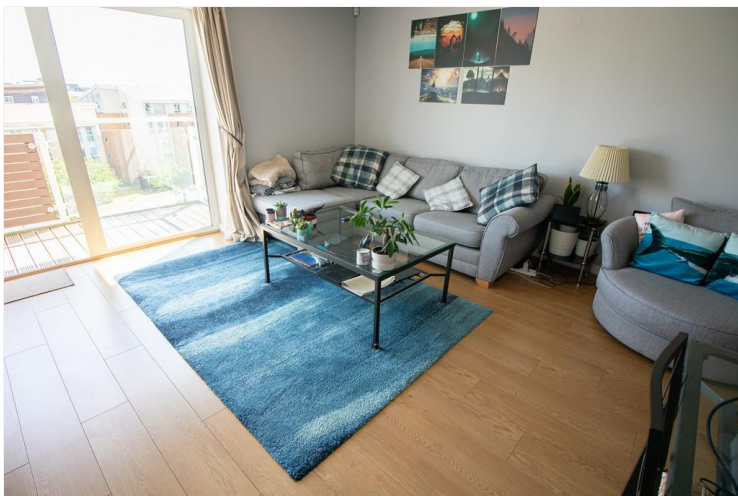


Munich House, Ezel Court

Cardiff | CF10 5NS

Fourth Floor Apartment | Asking Price Of £155,000



mgy.co.uk

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PROPERTY DESCRIPTION

****IMMACULATELY PRESENTED WITH BALCONY**** An immaculate fourth floor apartment with a balcony situated within the popular and gated development of Century Wharf which offers 24 hour concierge and onsite leisure facilities. The property is within walking distance to Mermaid Quay and within close proximity to Cardiff City Centre. Public transport easy accessible. The accommodation briefly comprises; lounge/dining room, separate kitchen/breakfast room, large double bedroom with built-in wardrobes and bathroom. The property also benefits underfloor heating and an undercroft allocated parking space. Viewing recommended.

- **Tenure** Leasehold
- **Council Tax Band E**
- **Floor Area (approx.)** 753 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Entered via wood door with spy hole. Laminate floor. Inset spotlights to ceiling. Storage cupboard housing hot water tank. Alarm panel. Video phone entry system. Power points. Underfloor heating.

LOUNGE/DINING ROOM

20' 1" x 14' 10" (6.129m x 4.540m)
uPVC double glazed window to rear with access to lovely balcony looking over the City and communal gardens. Laminate floor. Television aerial. Telephone point. Power points. Underfloor heating.

SEPERATE KITCHEN

7' 11" x 14' 9" (2.416m x 4.51m)
Tiled floor. Inset spotlights to ceiling. A range of wall and base units with round edge work surfaces incorporating; one and a half bowl stainless steel sink with mixer tap and drainer. Under unit spot lights. Integrated appliances include; electric cooker with stainless steel extractor fan over, oven, washing machine, dishwasher and fridge freezer. Power points. Underfloor heating.

BEDROOM

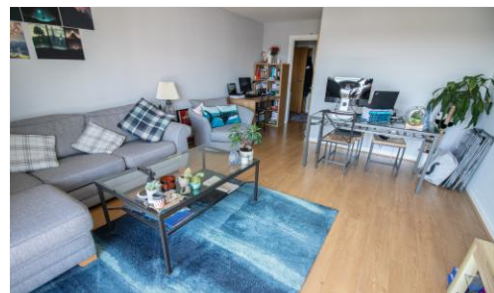
24' 6" x 8' 11" (7.47m x 2.74m)
uPVC double glazed window to rear. Two built-in wardrobes with hanging and shelving. Television aerial. Power points. Underfloor heating.

OUTSIDE

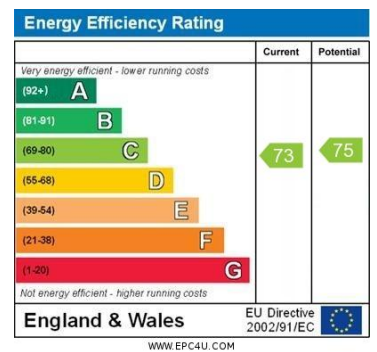
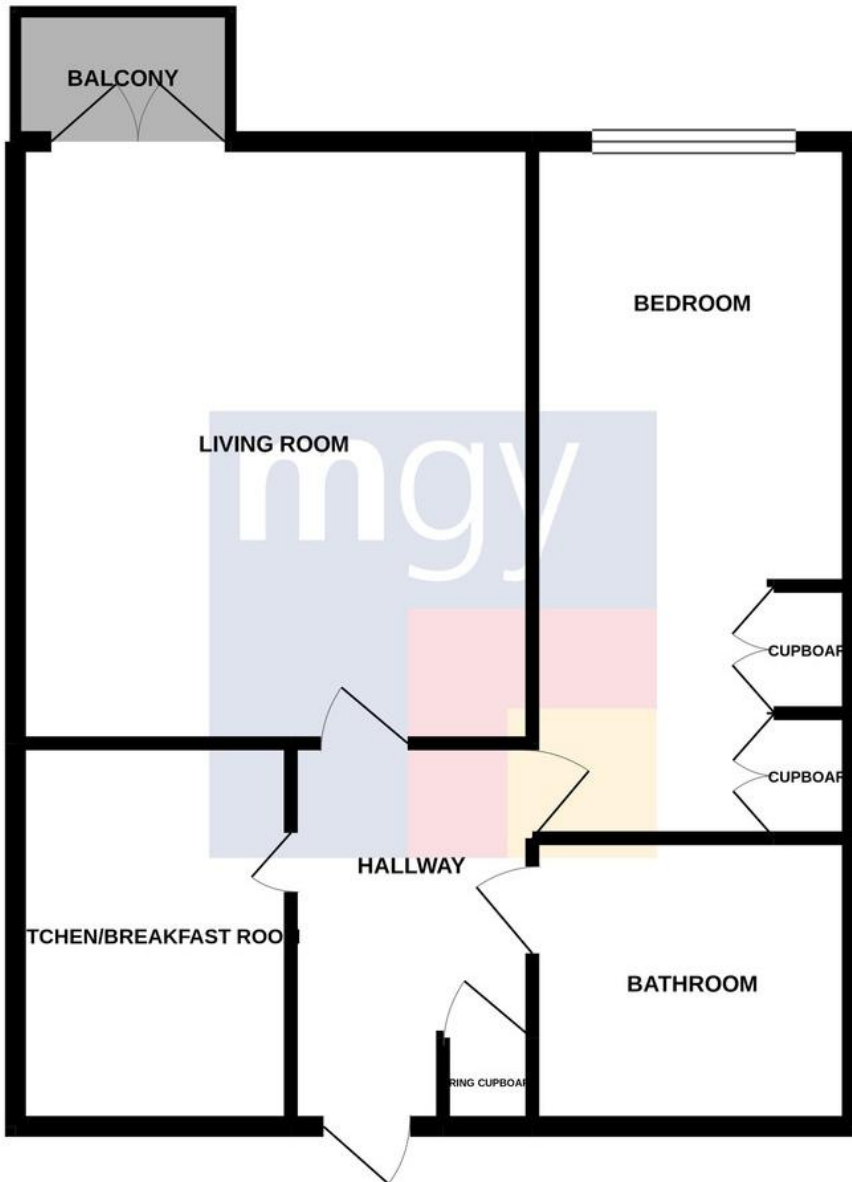
Undercroft allocated parking space. 24 hour concierge. Onsite leisure facilities.

TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from 2001.



FLOORPLANS



Cardiff Bay 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff
CF10 5EE

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