

Dubrovnik House,

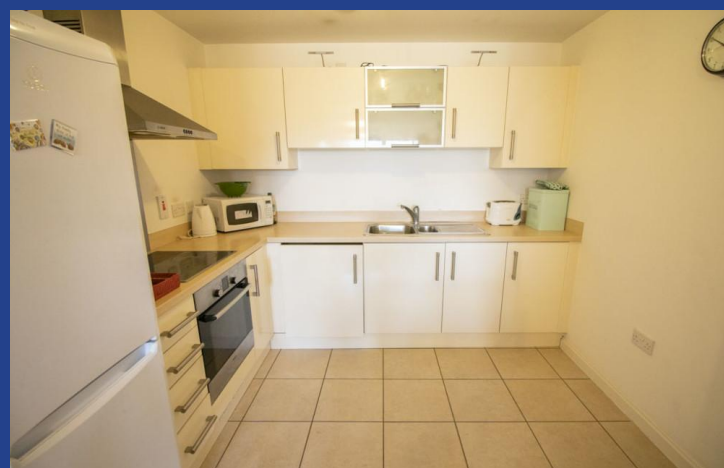
Hansen Court, Century Wharf, Cardiff, CF10 5NX



Estate Agents and
Chartered Surveyors

Asking Price Of

£160,000



First Floor Apartment



Property Description

****IDEAL FIRST TIME PURCHASE* NO CHAIN**** MGY are pleased to present for sale, a spacious two bedroom, first floor apartment within the highly sought after development, Century Wharf. The modern accommodation comprises of entrance hall to living/dining room, large fitted kitchen, bathroom and two double bedrooms, one with en-suite. The property further benefits from double glazing throughout, underfloor heating, security video entry system and an allocated undercroft parking space. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. No chain. Viewing recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 678 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Carpeted flooring. Large storage cupboard, housing hot water tank. Wall mounted video entry intercom system. Thermostat.

LOUNGE/DINER

16' 0" x 11' 4" (4.89m x 3.47m)
Double glazed uPVC windows to front. Carpeted flooring. Telephone point. TV aerial point. Thermostat. Open plan to:-

KITCHEN

9' 5" x 8' 6" (2.89m x 2.61m)
Large kitchen. Tiled flooring. Modern fitted units with work surfaces incorporating stainless steel sink. Ample storage. Integrated oven, four ring electric hob and stainless steel extractor hood over. Extractor fan. Integrated washing machine. Space for fridge freezer.

MASTER BEDROOM

13' 5" x 9' 0" (4.10m x 2.75m)
Double glazed uPVC windows to front. Carpeted flooring. Built in double wardrobe. TV aerial point. Telephone point. Thermostat. Door to:-

EN-SUITE

7' 3" x 4' 7" (2.23m x 1.42m)
Tiled flooring. Fully tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Wall mounted, mirrored vanity units. Shaver point. Extractor fan. Heated towel rail. Spotlights.

BEDROOM TWO

12' 4" x 9' 1" (3.78m x 2.79m)
Double glazed uPVC windows to front. Double bedroom. Carpeted flooring. TV aerial point. Telephone point.

BATHROOM

6' 11" x 5' 6" (2.13m x 1.69m)
Tiled flooring. Part tiled walls. Panelled bath. Wall mounted wash hand basin. W.C. Heated towel rail. Extractor fan. Shaver point. Spotlights.

PARKING

Allocated undercroft parking space. Visitor parking.

FACILITIES

The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

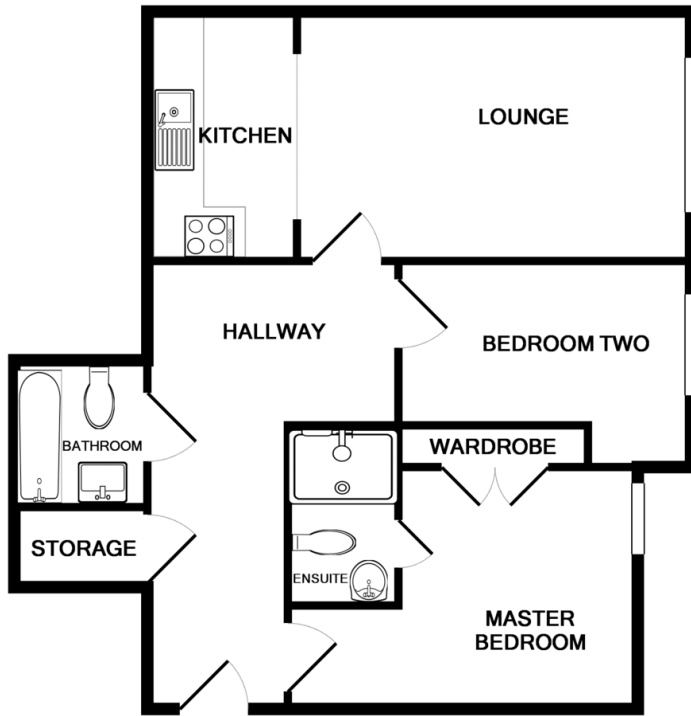
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2847.98 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, secure gated fob access, video entry intercom system, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated undercroft parking space, visitor parking and parking management. Ground rent £242 per annum.

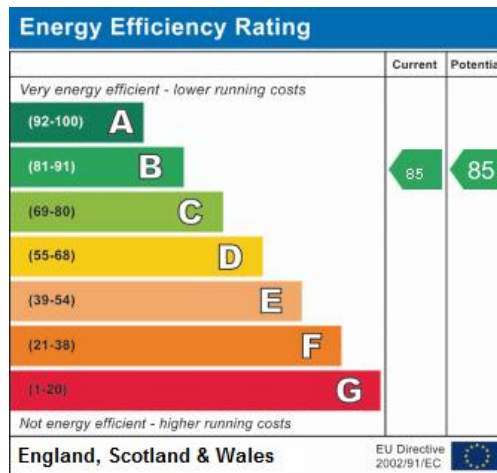
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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