

Marseille House,

Hansen Court, Century Wharf, CF10 5NY



Estate Agents and
Chartered Surveyors

Asking Price Of

£400,000



Penthouse Apartment



Property Description

****EXQUISITE DUPLEX PENTHOUSE APARTMENT* NO CHAIN**** MGY are pleased to present for sale a superb two bedroom penthouse apartment, in the popular development of Century Wharf, with breath taking views over Cardiff Bays sky-line and as far reached as the Bristol Channel. The immaculate apartment is arranged over the two top floors, with incredible views, large open plan living space with floor to ceiling windows, two large double bedrooms one with en-suite, main bathroom and large paved terrace. The property further benefits from a video entry intercom system, double glazing throughout, high ceilings, underfloor heating, 24hr concierge service and leisure facilities. Secure gated access to an allocated undercroft parking space and visitor parking. Rarely available. EWS1 form in place. No chain.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 1,324 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole on the fourteenth floor. Porcelain tiled flooring. Wallpaper feature wall. Wall mounted video entry intercom system. Thermostat. Spotlights. Doors leading to lounge/diner/kitchen, bedroom two and bathroom. Carpeted stairway, with glass banister, high ceiling, large mirrored wall and stairway lighting, leading to master bedroom and utility room.

LOUNGE

18' 3" x 11' 7" (5.57m x 3.55m)
Large double glazed uPVC floor to ceiling windows and patio door, leading to large paved terrace. Ample natural daylight. Porcelain tiled flooring. Underfloor hearing. Exceptionally high slanted ceiling. T.V Aerial point. Telephone point. Thermostat. Spotlights. Open plan to kitchen/diner.

KITCHEN

9' 10" x 7' 2" (3.00m x 2.19m)
Modern fitted kitchen. Tiled flooring. Wall and base units, with work surfaces incorporating stainless steel sink. Ample storage. Under unit spotlights. Plinth lighting. Built in oven, with four ring electric hob and large extractor hood over. Splash back. Integrated washer/ dryer and dishwasher. Space for fridge freezer. Underfloor heating. Thermostat. Spotlights.

DINING ROOM

15' 1" x 10' 8" (4.60m x 3.26m)
Large double glazed uPVC circular window to front, with fantastic views of Cardiff Bay and beyond. Porcelain tiled flooring. High ceiling. Spotlights.

TERRACE

Large paved terrace, with stunning views over Cardiff Bays sky-line and as far reached as the Bristol Channel. Accessed from the living room.

BEDROOM TWO

17' 1" x 8' 0" (5.23m x 2.45m)
Double glazed uPVC windows to rear, with fantastic City Centre views. Double bedroom. Carpeted flooring. Built-in double wardrobe. Wallpaper feature wall. TV Aerial point. Telephone point. Underfloor heating. Thermostat.

BATHROOM

6' 9" x 5' 4" (2.08m x 1.65m)
Tiled flooring. Fully tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Panelled bath with hot and cold tap, mains shower over and glass shower screen. Heated towel rail. Shaver point. Extractor fan. High ceiling. Spotlights.

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ENTRANCE HALL TWO

Entered via wooden door, with security spy hole on the thirteenth floor. Porcelain tiled flooring. Wallpaper feature wall and large mirrored wall. Thermostat. Spotlights. Doors leading to master bedroom and utility room.

MASTER BEDROOM

18' 5" x 15' 5" (5.62m x 4.70m)
Exceptionally large double bedroom. Large double glazed uPVC windows to front, with stunning views of Cardiff Bay and beyond. Extremely spacious. Carpeted flooring. Wallpaper feature wall. Built-in double wardrobe. TV Aerial point. Telephone point. Underfloor heating. Thermostat. Door to:-

EN-SUITE

6' 9" x 5' 7" (2.07m x 1.72m)
Tiled flooring. Fully tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Large shower cubicle. Heated towel rail. Shaver point. Extractor fan. Spotlights.

UTILITY ROOM

7' 9" x 6' 3" (2.37m x 1.91m)
Porcelain tiled flooring. Wall and base units. Hot water tank. Spotlights.

PARKING

An allocated undercroft parking space. Visitor parking.

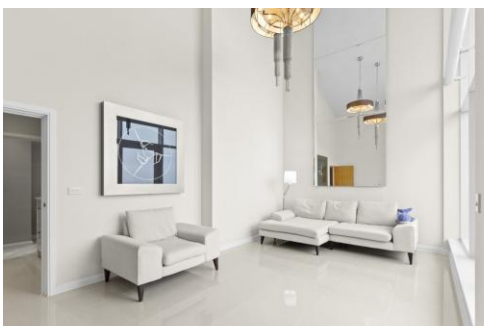
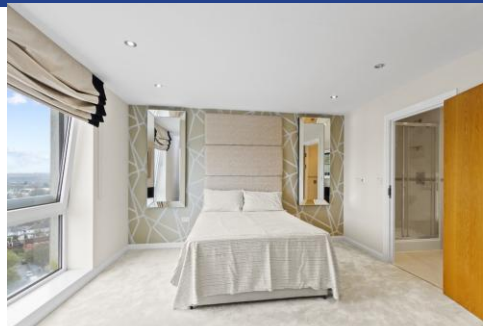
FACILITIES

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

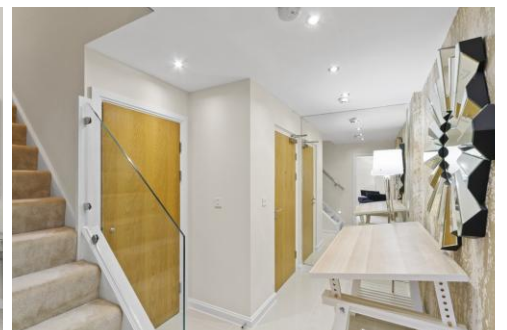
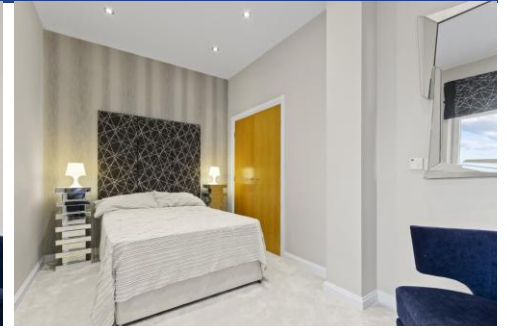
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3,484.15 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, fob access, a video entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning, refuse disposal, bike storage, secure gated access to an allocated undercroft parking space and visitor parking. Ground rent £279 per annum.

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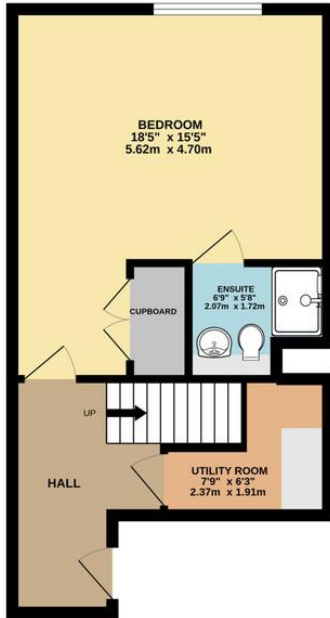


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BOTTOM FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOP FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 1057 sq.ft. (98.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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