

Marseille House

Hansen Court, Century Wharf, Cardiff, CF10 5NY



Estate Agents and
Chartered Surveyors

Asking Price Of

£419,950



Penthouse Apartment



Property Description

****RARELY AVAILABLE PENTHOUSE APARTMENT* SUPERB VIEWS**** MGY are pleased to present for sale an exquisite duplex penthouse apartment, beautifully refurbished with breath taking southerly 300 degree views over Cardiff Bays sky-line and as far reached as the Bristol Channel. Direct lift access to its 14th floor location. Private secure entrance shared only with ****ONE**** other apartment, vast unique outdoor space from it's ****TWO**** large paved terraces, panoramic views over the heart of Cardiff Bay, including wales millennium centre, St David's Hotel and Cardiff City stadium. The apartment is arranged over the TWO top floors (floors thirteen and fourteen) with incredible unprecedented 300 degree panoramic views across Cardiff Bay,

Tenure Leasehold

Council Tax Band E

Floor Area Approx 1,044 sq ft

Viewing Arrangements
Strictly by appointment

DESCRIPTION

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ENTRANCE HALL

Entered via wooden door, with security spy hole on the thirteenth floor. Porcelain tiled flooring. Wallpaper feature wall. Wall mounted video entry intercom system. Under stair storage cupboard. Thermostat. Spotlights. Smoke alarm. Glass doors leading to lounge/diner/kitchen. Carpeted stairway leading to first floor, with glass banister, high ceiling, large mirrored wall and stairway lighting.

LOUNGE/DINER

24' 8" x 19' 0" (7.54m x 5.80m)
Large double glazed uPVC windows to front. Additional patio door, leading to exceptionally large sun terrace. Ample natural daylight. Spacious living area. Porcelain tiled flooring. Underfloor heating. T.V Aerial point. Telephone point. Thermostat. Spotlights. Glass doors, leading to:-

KITCHEN

14' 4" x 6' 0" (4.37m x 1.83m)
Separate kitchen. Porcelain tiled flooring. Wall and base units, with work surfaces incorporating composite sink. Ample storage. Under unit spotlights. BOSCH appliances. Built in oven, with four ring electric hob and stainless steel extractor hood over. Splash back. Integrated washer/ dryer, dishwasher and fridge freezer. Plinth lighting. Underfloor heating. Thermostat. Spotlights.

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SUN TERRACE

38' 0" x 13' 9" (11.59m x 4.20m)

Exceptionally large paved terrace, with ample sun and brick surround. Sheltered and private, south facing terrace. Incredible unprecedented 300 degree panoramic views across Cardiff Bay and beyond. External wall mounted lighting. Spotlights to paving. Accessed from lounge/diner.

ENTRANCE HALL TWO

Entered via wooden door, with security spy hole on the fourteenth floor. Carpeted flooring. Large storage cupboard, housing hot water tank. Wallpaper feature wall and large mirrored wall. Thermostat. Spotlights. Doors leading to master bedroom, bedroom two and main bathroom.

MASTER BEDROOM

12' 10" x 12' 1" (3.93m x 3.70m)

Double glazed uPVC floor to ceiling windows to front. Additional patio door, leading to large paved terrace, with great water views. Ample natural daylight. Carpeted flooring. Built-in double wardrobe. TV Aerial point. Telephone point. Underfloor heating. Thermostat. Door to:-

EN-SUITE

7' 6" x 7' 1" (2.30m x 2.18m)

Tiled flooring. Part tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Double shower cubicle. Large wall mounted mirror. Heated towel rail. Wall mounted mirrored vanity unit. Shaver point. Extractor fan. Spotlights.

TERRACE

23' 10" x 5' 8" (7.28m x 1.74m)

Large paved terrace, with ample sun and brick surround. Incredible unprecedented 300 degree panoramic views across Cardiff Bay and beyond. External lighting. Accessed from both bedrooms.

BEDROOM TWO

10' 11" x 9' 8" (3.35m x 2.97m)

Double glazed uPVC floor to ceiling windows to front. Double bedroom. Additional patio door, leading to large paved terrace, with great water views. Ample natural daylight. Carpeted flooring. TV Aerial point. Telephone point. Underfloor heating. Thermostat.

BATHROOM

7' 1" x 6' 6" (2.18m x 1.99m)

Tiled flooring. Part tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Tiled bath with hot and cold tap, mains shower over and glass shower screen. Heated towel rail. Large wall mounted mirror. Shaver point. Extractor fan. 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 £3,200 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 £252 per annum.

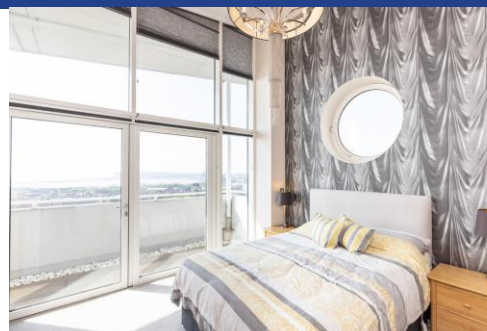
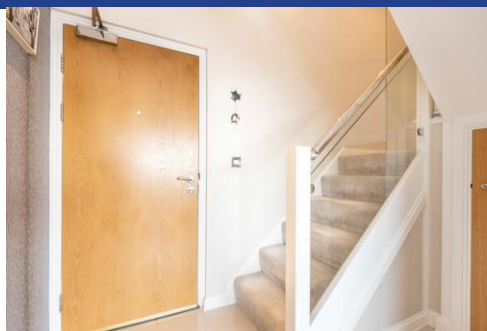
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GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.

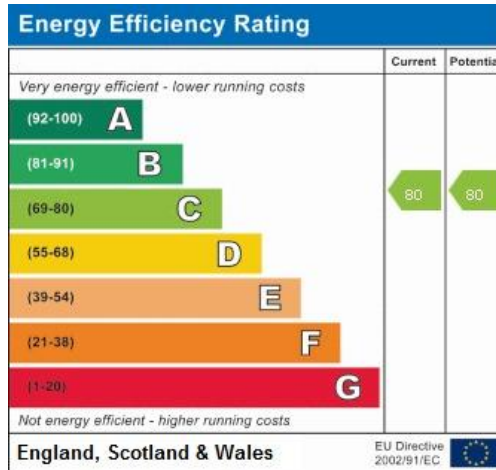


1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.2 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 as to their operability or efficiency can be given.
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