

# Munich House

Munich House, Ezel Court | Century Wharf | CF10 5NS

**Fifth Floor | Asking Price Of £159,550**



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# PROPERTY DESCRIPTION

**\*\*LARGER STYLE ONE BED WITH BALCONY\*\*** An opportunity to acquire a spacious one bedroom, top floor apartment within the popular development of Century Wharf. The modern accommodation comprises of entrance hall to open plan lounge/diner and luxurious kitchen with added extras, bathroom, one double bedroom and balcony. The property further benefits from double glazing, electric under floor heating throughout, security video entry system and allocated undercroft parking. The development also benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa. No chain. Viewing highly recommended.

- **Tenure** Leasehold
- **Council Tax Band** E
- **Floor Area (approx.)** 764 sq ft
- **Viewing Arrangements**  
Strictly by Appointment

## ENTRANCE HALL

Storage cupboard housing hot water tank. Video entry phone. Carpeted flooring. Thermostat.

## LOUNGE/DINER/KITCHEN

21' 3" x 31' 9" (6.48m x 9.68m)  
Double glazed uPVC door and floor to ceiling window to front leading onto balcony. TV and telephone point. Thermostat. Carpeted flooring. Round edged work surfaces incorporating one and a half stainless steel sink with hot and cold tap and electric four ring hob with extractor over. Built in oven, fridge freezer, washer dryer and slim line dishwasher. Ample storage throughout. Tiled flooring. Spotlights. Thermostat.

## BEDROOM

14' 11" x 7' 10" (4.56m x 2.40m)  
Double glazed uPVC window to front. Large fitted wardrobe. TV and telephone point. Carpeted flooring. Thermostat.

## BALCONY

Large balcony, with glass surround. Accessed from the living room.

## PARKING

Allocated undercroft parking space.

## TENURE

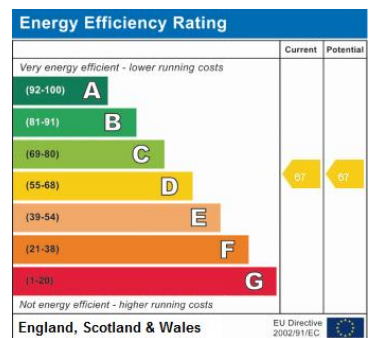
MGY are advised that the property is leasehold, with a lease of 999 years from 2001.



# FLOORPLANS



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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