

Munich House,

Ezel Court, Century Wharf, CF10 5NS



Estate Agents and
Chartered Surveyors

Asking Price Of

£249,950



Two Bedroom Apartment



Property Description

****EXTREMELY SPACIOUS* NO CHAIN**** MGY are pleased to present for sale, a spacious two bedroom, first floor apartment within the highly sought after development, Century Wharf. A fantastic opportunity to purchase a larger than average two bedroom apartment. The accommodation comprises of entrance hall to living/dining room, separate fitted kitchen, bathroom and two double bedrooms, one with en suite. The property further benefits from a large balcony, double glazing, security video entry system, underfloor heating, bike storage, an allocated undercroft parking space and visitor parking. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. EWS1 form in place. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 1,173 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Light and spacious. Tiled flooring. Two storage cupboards, one housing hot water tank. Wall mounted video entry intercom system. Under floor heating. Thermostat. Spotlights.

LOUNGE/DINER

24' 2" x 17' 0" (7.39m x 5.19m)
Entered via wooden double doors. Frosted glass square panels to side. Double glazed uPVC patio doors, to large balcony. Extremely spacious. Carpeted flooring. Under floor heating. Telephone point. TV aerial point. Thermostat. Wooden double doors to:-

KITCHEN

10' 9" x 8' 7" (3.30m x 2.64m)
Separate kitchen. Tiled flooring. Modern fitted units with work surfaces incorporating stainless steel sink. Additional built in storage cupboard. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splash back. Extractor fan. Integrated fridge freezer and dishwasher. Space for washing machine. Spotlights. Double doors leading to lounge/diner.

MASTER BEDROOM

17' 8" x 15' 9" (5.41m x 4.81m)
Double glazed uPVC doors, leading to Juliette balcony. Large double bedroom. Carpeted flooring. Two built in double wardrobes. TV aerial point. Telephone point. Under floor heating. Thermostat. Door to:-

EN-SUITE

7' 2" x 6' 11" (2.20m x 2.13m)
Tiled flooring. Fully tiled walls. Shower cubicle. Wall mounted wash hand basin. W.C. Shaver point. Extractor fan. Spotlights.

BEDROOM TWO

15' 9" x 11' 3" (4.82m x 3.45m)
Double glazed uPVC window to rear. Double bedroom. Carpeted flooring. Built in double wardrobe. Telephone point. Under floor heating. Thermostat.

BATHROOM

6' 11" x 6' 10" (2.13m x 2.10m)
Tiled flooring. Fully tiled walls. Panelled bath. Wall mounted wash hand basin. W.C. Heated towel rail. Shaver point. Spotlights.

BALCONY

Large decked balcony, over looking the communal gardens. External lighting.

Accessed from the living room.

PARKING

Gated access to an allocated undercroft parking space. Visitor parking.

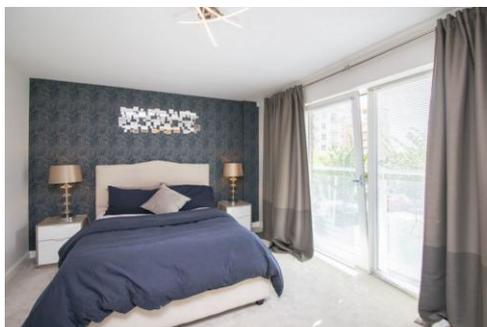
FACILITIES

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

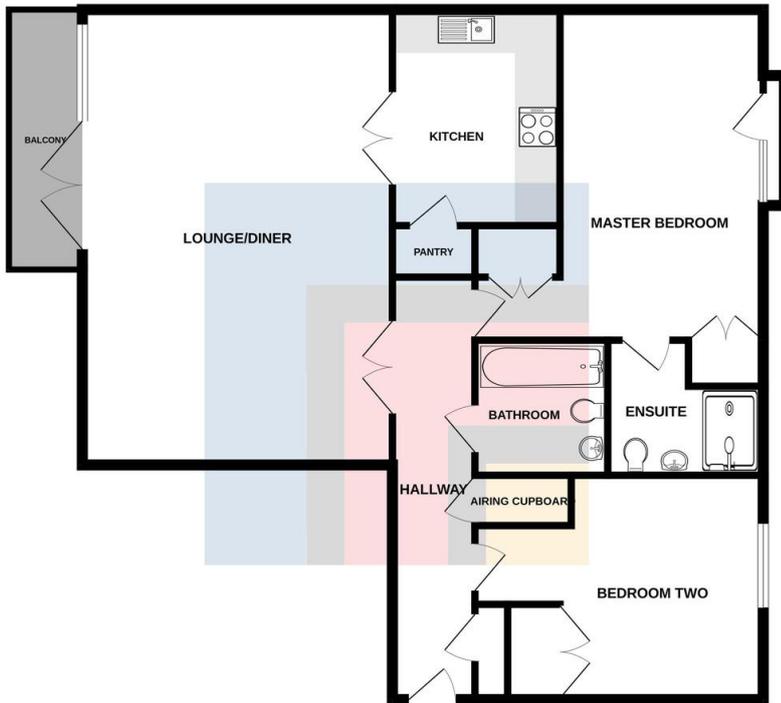
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3,420 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, video entry intercom system, CCTV, reserve fund contribution, annual boiler servicing, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, secure gated fob access to an allocated undercroft parking space, visitor parking and parking management. Ground rent £150 per annum.

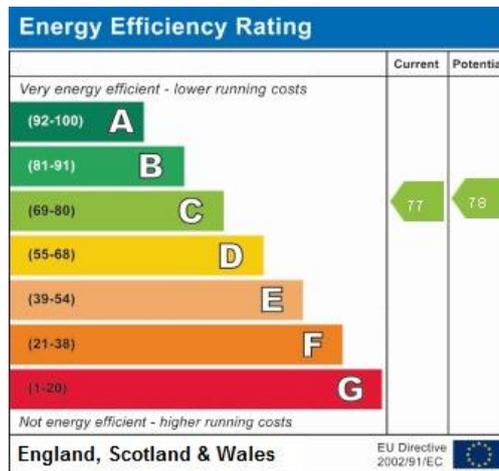
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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