

# Malaga House

Penstone Court, Century Wharf, CF10 5NN



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£175,000**



One Bedroom Apartment



# Property Description

**\*\*IDEAL FIRST TIME PURCHASE\* GREAT WATER VIEWS\* NO CHAIN\*\*** MGY are pleased to present for sale a spacious one bedroom, second floor apartment, within the popular development of Century Wharf. The modern accommodation comprises of entrance hall to living room, separate kitchen/diner, large double bedroom and bathroom. The property further benefits from great water views, double glazing, electric underfloor heating throughout, security video entry system and an allocated undercroft parking space. The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa. EWS1 form in place. Ideal first time purchase. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 764 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

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

## LOUNGE

20' 2" x 14' 11" (6.15m x 4.56m)  
Large double glazed uPVC windows to front. Ample natural daylight. Carpeted flooring. Underfloor heating. T.V Aerial point. Telephone point. Thermostat.

## KITCHEN

14' 8" x 7' 10" (4.49m x 2.40m)  
Separate kitchen/diner. Tiled flooring. Wall and base units, with work surfaces incorporating stainless steel sink. Ample storage. Under unit spotlights. Built in oven, with four ring electric hob and stainless steel extractor hood over. Splash back. Integrated washer/ dryer and dishwasher. Space for fridge freezer. Underfloor heating. Thermostat. Spotlights.

## BEDROOM

24' 6" x 8' 11" (7.47m x 2.73m)  
Double glazed uPVC windows to front, with great water views. Ample natural daylight. Extremely spacious. Carpeted flooring. Two built-in double wardrobes. TV Aerial point. Telephone point. Underfloor heating. Thermostat.

## BATHROOM

8' 9" x 7' 1" (2.69m x 2.18m)  
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. Wall mounted mirror. Shaver point. Extractor fan. Spotlights

## FACILITIES

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

## PARKING

An allocated undercroft parking space. Visitor parking.

## TENURE

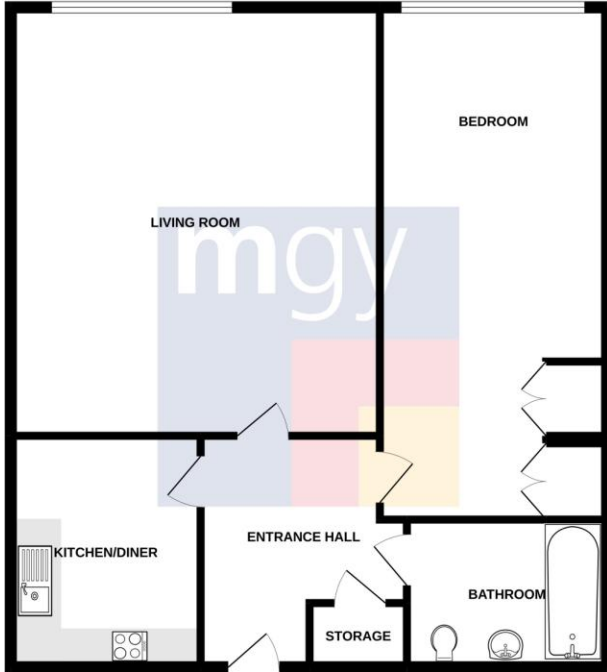
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of approx. £2,000 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, lift maintenance, maintenance of internal and external communal areas, bike storage, regular cleaning, refuse disposal, an allocated undercroft parking space and visitor parking. Ground rent £76 per annum.

Malaga House,

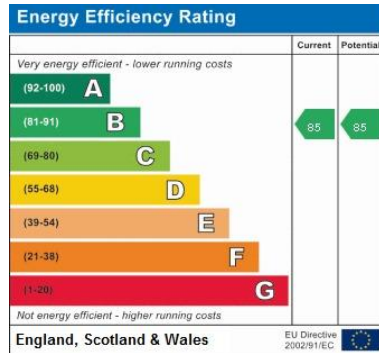
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