

Lyon House

Hansen Court, Century Wharf, Cardiff, CF10 5NZ



Estate Agents and
Chartered Surveyors

Asking Price Of

£249,950



Two Bedroom Apartment



Property Description

****TERRACE WITH FANTASTIC WATER VIEWS* NO CHAIN****
MGY are pleased to present for sale, a spacious two bedroom, fourth floor apartment within the highly sought after development, Century Wharf. The accommodation comprises of entrance hall to living/dining room, modern fitted kitchen, bathroom and two double bedrooms, one with en suite. The property further benefits from a large private terrace, balcony, double glazing throughout, 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 E

Floor Area Approx 700 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

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

LOUNGE/DINER/KITCHEN

27' 4" x 16' 11" (8.34m x 5.16m)
Double glazed uPVC patio doors, leading to large terrace and balcony. Additional double glazed uPVC circular window to side. Carpeted flooring. Under floor heating. Telephone point. TV aerial point. Thermostat. Open plan living. Modern fitted kitchen. Double glazed uPVC window to side. Tiled flooring. Modern fitted units with work surfaces incorporating stainless steel sink. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splash back. Extractor fan. Space for fridge freezer and washing machine.

TERRACE

10' 8" x 9' 4" (3.27m x 2.86m)
Large paved sheltered terrace, with stunning water views and glass surround. Afternoon/evening sun. External lighting. Accessed from the living room.

MASTER BEDROOM

19' 0" x 9' 11" (5.80m x 3.03m)
Double glazed uPVC circular window, with stunning water views. Carpeted flooring. Built in double wardrobe. TV aerial point. Telephone point. Under floor heating. Thermostat. Door to:-

EN-SUITE

6' 2" x 5' 0" (1.89m x 1.53m)
Modern en-suite. Tiled flooring. Part tiled walls. Double shower cubicle. Pedestal wash hand basin. W.C. Shaver point. Large wall mounted mirror. Heated towel rail. Extractor fan. Spotlights.

BEDROOM TWO

14' 1" x 8' 8" (4.30m x 2.66m)
Double glazed uPVC door, leading to paved balcony. Double bedroom. Carpeted flooring. Telephone point. Under floor heating. Thermostat.

BALCONY

9' 0" x 5' 5" (2.75m x 1.66m)
Paved balcony, with brick and glass surround. External lighting. Accessed from the living room and bedroom two.

BATHROOM

6' 11" x 6' 2" (2.13m x 1.90m)
Tiled flooring. Part tiled walls.

Panelled bath, with shower over and glass shower screen. Wall mounted wash hand basin. W.C. Large wall mounted mirror. Heated towel rail. Shaver point. Spotlights.

PARKING

Secure 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 lease of 999 years from 2001. Service charges of £3,103.60 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, secure fob access, video entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, allocated undercroft parking space, visitor parking and parking management. Ground rent £307 per annum.

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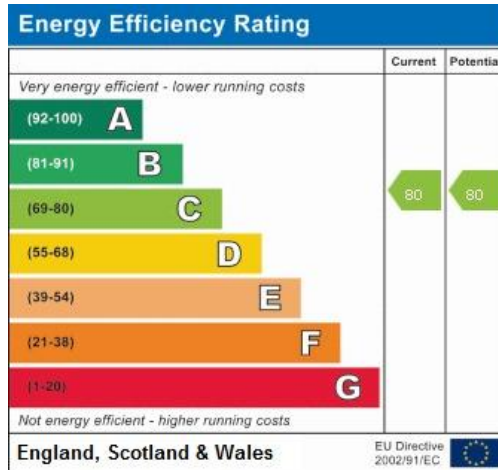


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TOTAL FLOOR AREA: 854 sq.ft. (79.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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.
 Made with floorplan 120222



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