

Zurich House,

Hansen Court, Century Wharf, Cardiff, CF10 5NZ



Estate Agents and
Chartered Surveyors

Offers in Excess Of

£150,000



One Bedroom Apartment

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Property Description

****IDEAL FIRST TIME PURCHASE* NO CHAIN**** MGY are pleased to present for sale, a spacious one bedroom, second floor apartment with both water and garden views, within the highly sought after development, Century Wharf. The well presented accommodation comprises of entrance hall to spacious living/dining room, modern fitted kitchen, bedroom and bathroom. The property further benefits from views of the River Taff, double glazing throughout, underfloor heating and a video entry intercom system. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. Allocated parking space and visitor parking. EWS1 form in place. Ideal first time purchase or investment opportunity. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 549 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Carpeted flooring. Storage cupboard, housing hot water tank. Additional storage cupboard, with wooden double doors. Wall mounted video entry intercom system. Thermostat control.

LOUNGE/DINER

17' 3" x 12' 5" (5.28m x 3.81m)
Double glazed uPVC windows to front, with water views and views of the communal gardens. Ample natural daylight. Carpeted flooring. Telephone point. TV aerial point. Thermostat control. Open plan living.

KITCHEN

8' 5" x 7' 11" (2.58m x 2.43m)
Tiled flooring. Modern fitted units, with work surfaces incorporating stainless steel sink. Ample storage, with over unit LED lighting. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splash back. Extractor fan. New integrated washer/dryer. Space for fridge freezer.

BEDROOM

12' 5" x 8' 7" (3.81m x 2.64m)
Double glazed uPVC windows to side, with views of the communal gardens. Carpeted flooring. Built in double wardrobe. Telephone point. TV aerial point. Thermostat control.

BATHROOM

6' 10" x 5' 6" (2.09m x 1.70m)
Tiled flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Wall mounted wash hand basin. Heated towel rail. Shaver point. Spotlights.

PARKING

Allocated 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 £2484.75 per annum, which includes water rates, building insurance, new video entry intercom system, onsite concierge and leisure facilities, CCTV, secure gated fob access, lift maintenance, annual boiler servicing, reserve fund, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £133 per annum.

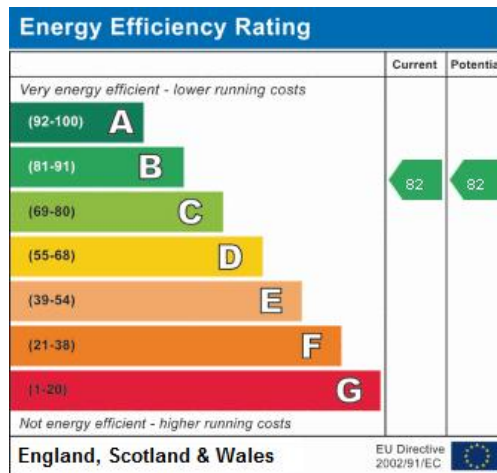
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