

Munich House,

Ezel Court, Century Wharf, Cardiff, CF10 5NS



Estate Agents and
Chartered Surveyors

Asking Price Of

£175,000



One Bedroom Apartment



Property Description

****IDEAL FIRST TIME PURCHASE* IMMACULATEDLY PRESENTED**** MGY are pleased to present for sale a spacious one bedroom, first floor apartment, within the popular development of Century Wharf. The modern accommodation comprises of entrance hall to spacious living room, modern fitted separate kitchen, exceptionally large bedroom, bathroom, Juliette balcony and terrace. The property further benefits from double glazing throughout, electric underfloor heating, security video entry system and an allocated undercroft parking space. Visitor parking and secure bike storage. 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. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 600 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. Wall mounted video entry intercom system. Thermostat control.

LOUNGE/DINER

20' 0" x 14' 0" (6.11m x 4.28m)
Double glazed uPVC windows and patio door, leading to paved terrace and Juliette balcony. Ample natural daylight. Carpeted flooring. Telephone point. TV aerial point. Thermostat control.

KITCHEN

14' 8" x 7' 10" (4.49m x 2.39m)
Tiled flooring. Modern fitted units, with work surfaces incorporating stainless steel sink. Ample storage, with over and under unit LED lighting. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splash back. Extractor fan. Integrated fridge freezer, washer/dryer and dishwasher. Extractor fan. Thermostat control. Spotlights.

BEDROOM

19' 7" x 9' 8" (5.98m x 2.97m)
Double glazed uPVC window and patio door, leading to paved terrace. Large double bedroom. Carpeted flooring. Two built in double wardrobes. Telephone point. TV aerial point. Thermostat control.

BATHROOM

8' 9" x 7' 1" (2.67m x 2.18m)
Tiled flooring. Fully tiled walls. Panelled bath, with shower over and glass shower screen. Wall mounted wash hand basin. Heated towel rail. Shaver point. Spotlights.

TERRACE

Large paved terrace. Sheltered, with glass surround. Accessed from the living room and bedroom.

PARKING

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.

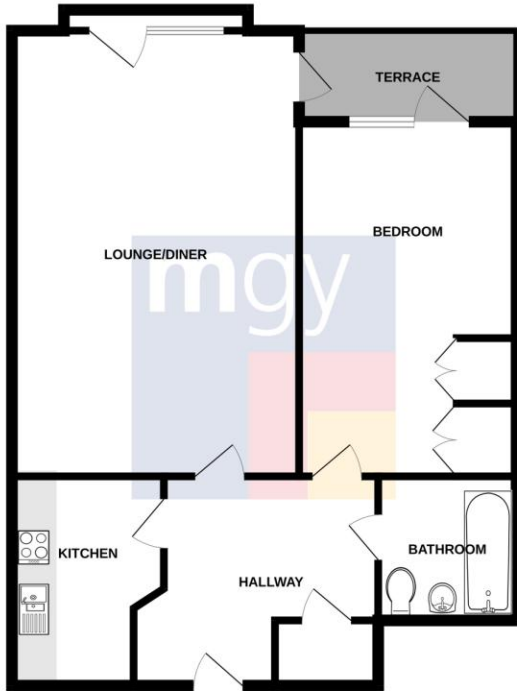
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges approx. £2,600 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated undercroft parking space, visitor parking and parking management. Ground rent £193 per annum.

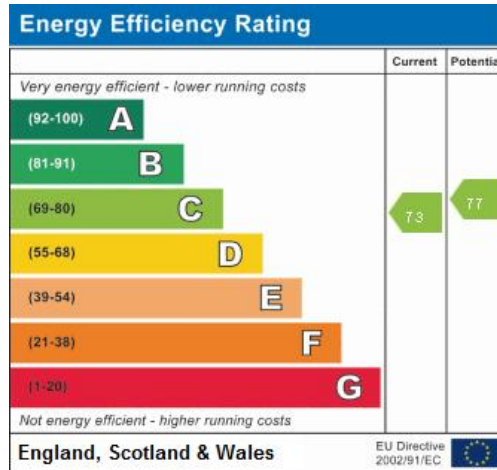
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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