

# Lyon House,

Hansen Court, Century Wharf, Cardiff, CF10 5NZ



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£150,000**



One Bedroom Apartment



# Property Description

**\*\*GREAT WATER VIEWS\*\*** 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 open plan lounge/diner and modern fitted kitchen, bathroom and one double bedroom. The property further benefits from double glazing, electric under floor heating throughout, security video entry system and an allocated parking space. The development also benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa. Viewing highly recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx TBC

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate flooring. Wall mounted intercom system. Two storage cupboards, one housing hot water tank. Thermostat.

## LIVING ROOM

15' 3" x 12' 4" (4.65m x 3.76m)  
Double glazed uPVC windows to front aspect, with water views. Laminate flooring. T.V Aerial point. Telephone point. Thermostat. Open plan to:-

## KITCHEN

9' 4" x 6' 6" (2.86m x 2.00m)  
Tiled flooring. Modern fitted units with work surfaces incorporating stainless steel sink. Ample storage, with over unit lighting. Built in oven, four ring electric hob and stainless steel extractor hood over. Built in washing machine. Space for a fridge freezer.

## BEDROOM

11' 5" x 11' 5" (3.49m x 3.49m)  
Double glazed uPVC window to front aspect, with water views. Laminate flooring. Built in double wardrobe. T.V Aerial point. Thermostat.

## BATHROOM

6' 9" x 5' 6" (2.08m x 1.68m)  
Tiled flooring. Part tiled walls. Panelled bath, with shower over. Glass shower screen. Wall mounted wash hand basin. W.C. Heated towel rail. Shaver point. Spotlights.

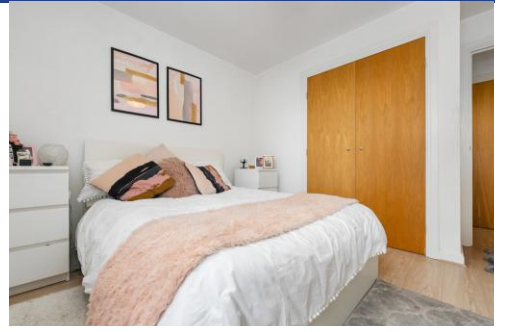
## PARKING

Allocated parking space. Visitor Parking.

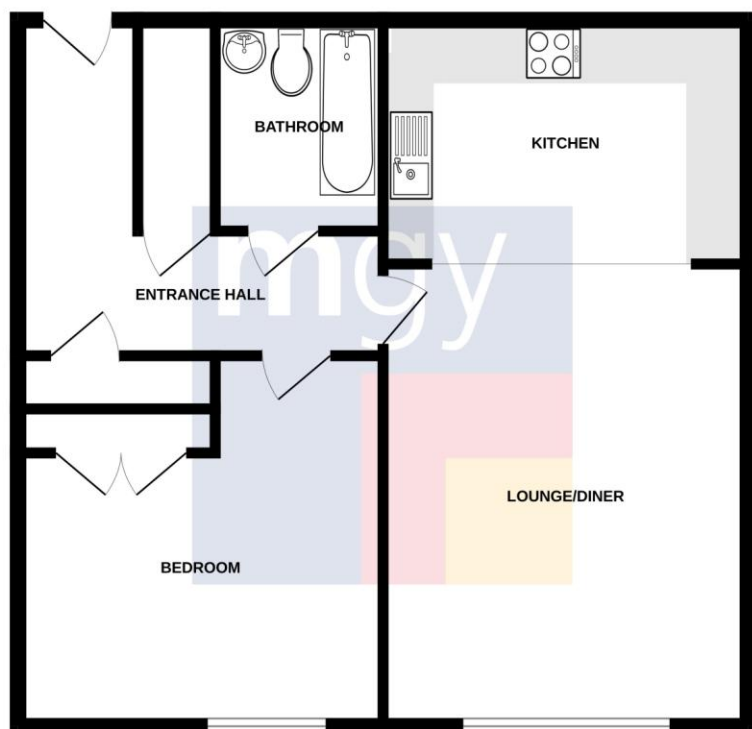
## TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,390 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, 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 £194 per annum.

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