

Prague House,

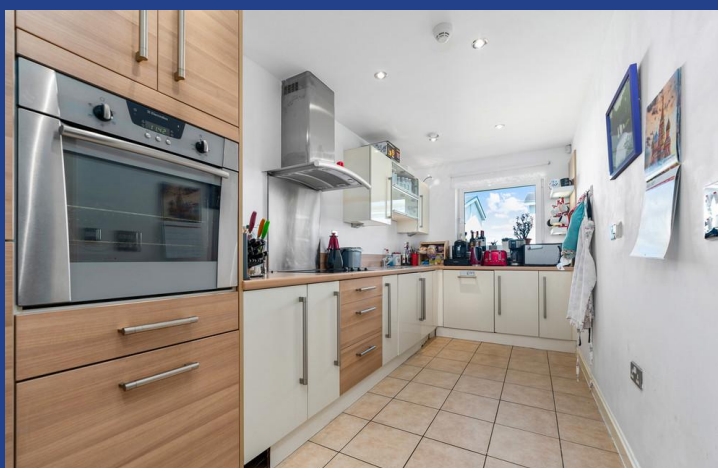
Ezel Court, Century Wharf, Cardiff, CF10 5NS



Estate Agents and
Chartered Surveyors

Asking Price Of

£200,000



Two Bedroom Apartment

2

2

2

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Property Description

****IMMACULATELY PRESENTED**** MGY are pleased to present for sale, a spacious two bedroom, second floor apartment within the highly sought after development, Century Wharf. The accommodation comprises of entrance hall to living room, decked balcony, separate fitted kitchen, bathroom and two double bedrooms, one with en-suite. The property further benefits from double glazing throughout, Juliette balcony, video entry security system, underfloor heating and an allocated undercroft parking space. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. EWS1 form in place. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 829 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Wall mounted video entry intercom system. Laminate wood effect flooring. Storage cupboard, housing hot water tank. Spotlights. Thermostat control.

LIVING ROOM

15' 7" x 14' 11" (4.75m x 4.57m)
Double glazed uPVC patio doors and window to decked balcony. Laminate wood effect flooring. Telephone point. TV aerial point. Thermostat control.

KITCHEN

15' 7" x 6' 11" (4.75m x 2.12m)
Separate kitchen. Double glazed uPVC window, to front aspect. Entered via wooden door from the living room. Tiled flooring. Modern fitted units, with work surfaces incorporating stainless steel sink with hot and cold tap. Ample storage. Over and under unit lighting. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splash back. Extractor fan. Integrated fridge freezer and dishwasher. Space for washer/dryer. Spotlights. Thermostat control.

MASTER BEDROOM

15' 10" x 13' 1" (4.85m x 3.99m)
Double glazed uPVC window and patio door, to Juliette balcony. Extremely spacious double bedroom. Carpeted flooring. Built in double wardrobe. TV aerial point. Telephone point. Thermostat control. Door to:-

EN-SUITE

7' 0" x 4' 11" (2.15m x 1.52m)
Tiled flooring. Fully tiled walls. Double shower cubicle. Wall mounted wash hand basin. W.C. Heated towel rail. Shaver point. Spotlights.

BEDROOM TWO

11' 3" x 9' 1" (3.45m x 2.77m)
Double glazed uPVC patio door, leading to decked balcony. Double bedroom. Carpeted flooring. Built in wardrobe. TV aerial point. Telephone point. Thermostat control.

BATHROOM

7' 1" x 6' 5" (2.17m x 1.98m)
Tiled flooring. Fully tiled walls. Panelled bath. Wall mounted wash hand basin. W.C. Heated towel rail. Large wall mounted mirror. Shaver point. Spotlights.

BALCONY

Large decked balcony. External lighting. Accessed from the living room and bedroom two.

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

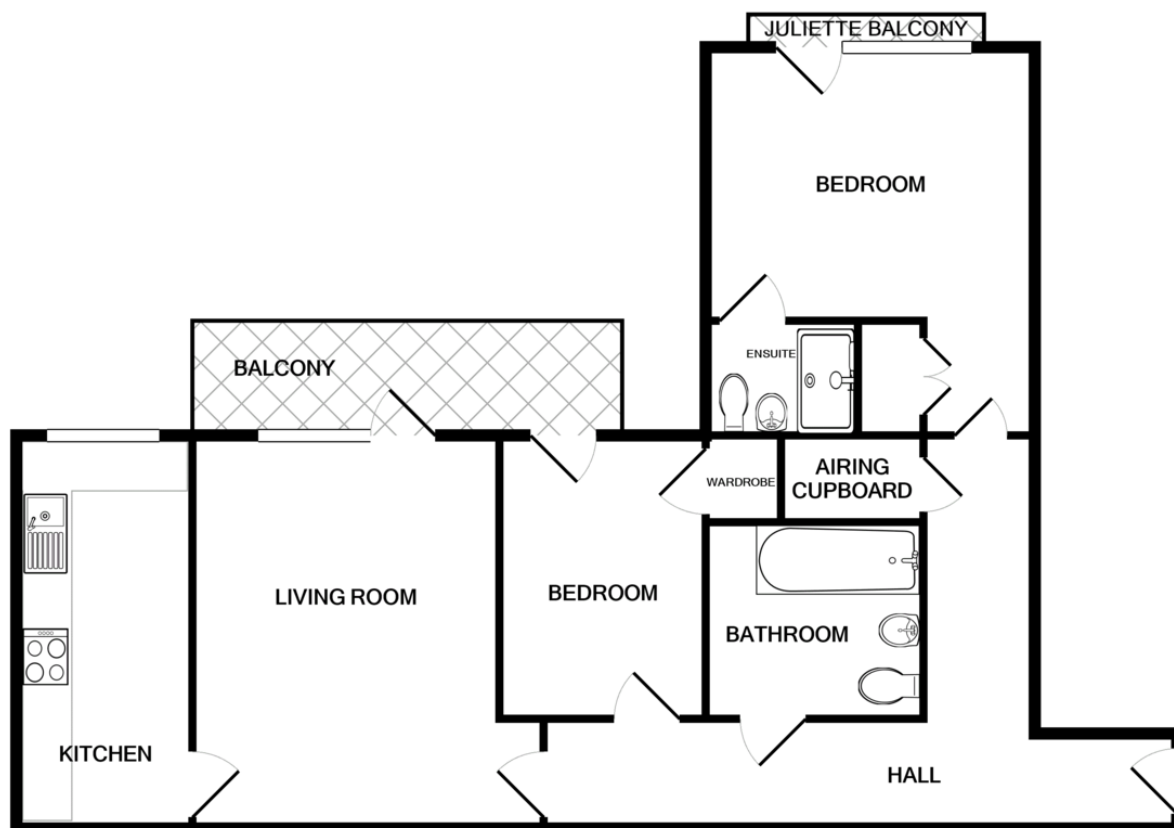
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of approx. £3,000 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, secure gated fob access, video entry intercom system, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, annual water tank and smoke inspection, bike storage, allocated undercroft parking space, visitor parking and parking management. Ground rent £232 per annum.

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