



**PRAGUE HOUSE**  
EZEL COURT,  
CENTURY WHARF  
CARDIFF CF10 5NS

ASKING PRICE OF  
**£209,950**



**TOP FLOOR APARTMENT**



**2**



**2**



**2**



**1**

**\*\*IDEAL FIRST TIME PURCHASE\*\*** MGY are pleased to present for sale, a spacious two bedroom, top floor apartment within the highly sought after gated development, Century Wharf. Walking distance to Cardiff Bay and the City Centre. The accommodation comprises of entrance hall to living/dining room, separate fitted kitchen, bathroom and two double bedrooms, one with en suite. The modern property further benefits from a large composite decked balcony, double glazing throughout, security video entry system, underfloor heating, bike storage, an allocated undercroft parking space and visitor parking. New flooring and spotlights throughout. The development also 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.

#### ENTRANCE HALL

29' 0" x 3' 3" (8.85m x 1.00m)

Entered via wooden door, with security spy hole. Large spacious hall. Laminate wood effect flooring. Underfloor heating. Wall mounted video entry intercom system. Storage cupboard, housing hot water tank. Thermostat. Spotlights.

#### LOUNGE/DINER

20' 10" x 15' 1" (6.36m x 4.60m)

Large double glazed uPVC window and patio door with fitted hardwood shutters, leading to private balcony. Ample natural daylight. Laminate herringbone wood effect flooring. Underfloor heating. T.V Aerial point. Telephone point. Thermostat. Door leading to:-

#### KITCHEN

11' 1" x 6' 7" (3.40m x 2.03m)

Modern fitted separate kitchen. Wall, base and drawer units, with work surfaces incorporating new stainless steel sink and drainer, with mixer tap. Over unit lighting. Tiled flooring. Integrated new AEG oven and new four ring AEG electric hob, with extractor hood over. Integrated fridge freezer and dishwasher. Space for washing machine. Underfloor heating. Thermostat control. Extractor fan. Spotlights.

#### MASTER BEDROOM

16' 8" x 10' 1" (5.09m x 3.09m)

Double glazed uPVC windows to front. Laminate wood effect flooring. Underfloor heating. Built in double wardrobe. T.V Aerial point. Telephone point. Thermostat control. Door leading to en-suite.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 797 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### EN-SUITE

7' 0" x 4' 11" (2.15m x 1.52m)

Fully tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Double shower cubicle. Wall mounted mirrored vanity unit. Heated towel rail. Slate effect LVT flooring. Shaver point. Extractor fan. Spotlights.

#### BEDROOM TWO

13' 3" x 8' 10" (4.04m x 2.70m)

Double glazed uPVC windows to front. Double bedroom. Laminate wood effect flooring. Underfloor heating. Built in double wardrobe. T.V Aerial point. Thermostat control.

#### BATHROOM

6' 3" x 6' 2" (1.93m x 1.90m)

Fully tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Panelled bath, with shower over. Wall mounted mirrored vanity unit. Heated towel rail. Slate effect LVT flooring. Shaver point. Extractor fan. Spotlights.

#### BALCONY

Large south facing decked balcony, with ample sun. New composite flooring. Accessed from the living room.

#### PARKING

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

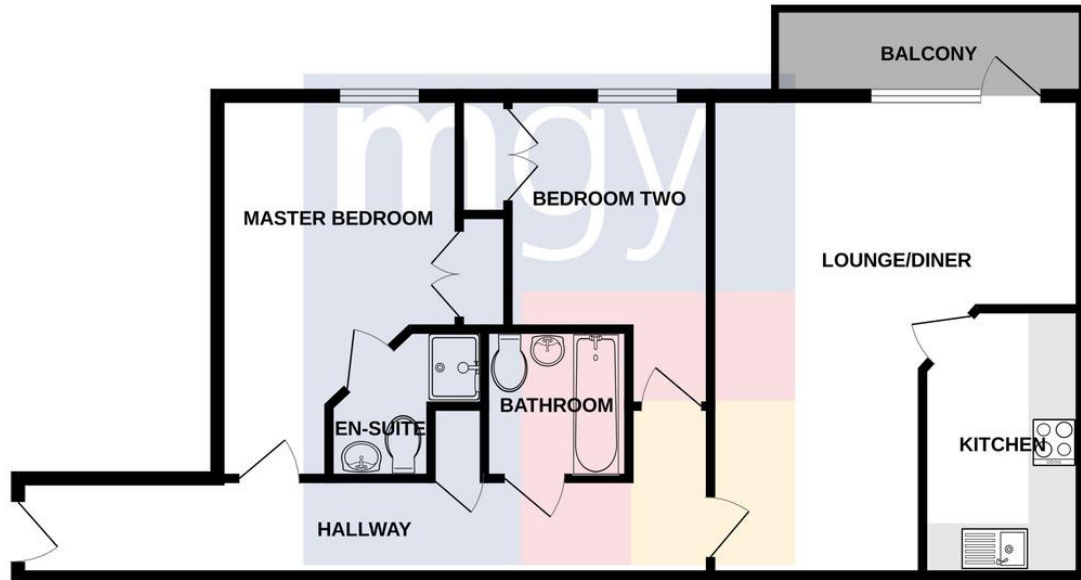
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,893 per annum, which includes water rates, building insurance, reserve fund, onsite concierge and leisure facilities, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated undercroft parking space, visitor parking and parking management. Ground rent £205 per annum.



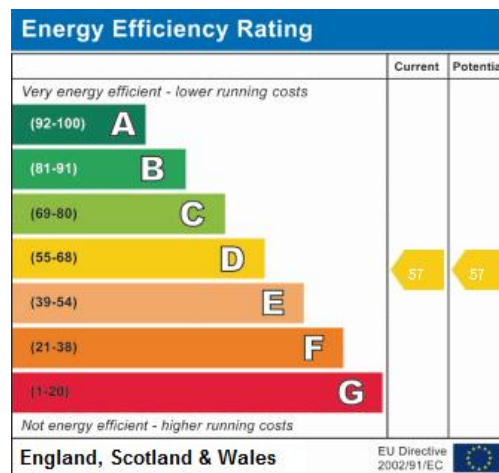
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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