

# Lyon House,

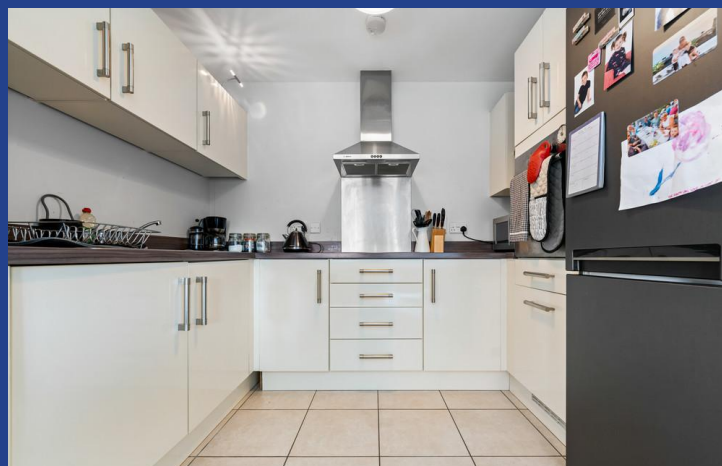
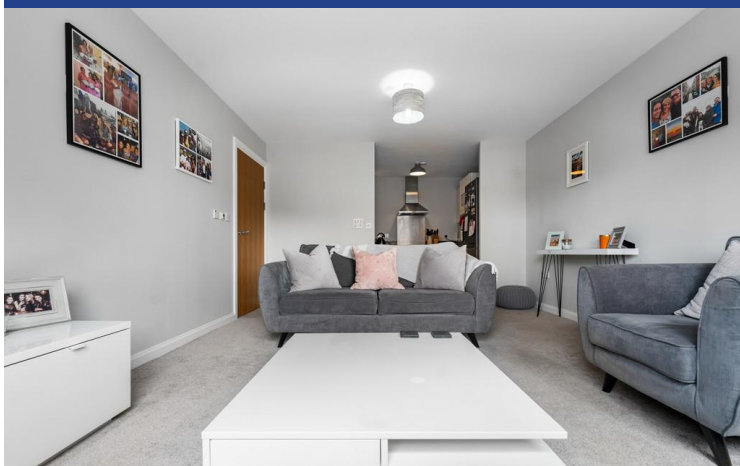
Hansen Court, Century Wharf, Cardiff, CF10 5NZ



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£150,000**



One Bedroom Apartment



# Property Description

**\*\*NO CHAIN\* GREAT WATER VIEWS\*\*** 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 open plan lounge/diner and modern fitted kitchen, bathroom and one double bedroom. The property further benefits from an allocated parking space, double glazing, electric under floor heating throughout, security video entry system and visitors parking. The development also benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa. No chain. EWS1 form in place. Viewing highly recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 527 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

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

## LIVING ROOM

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

## BEDROOM

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

## 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. Thermostat control.

## FACILITIES

The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

## PARKING

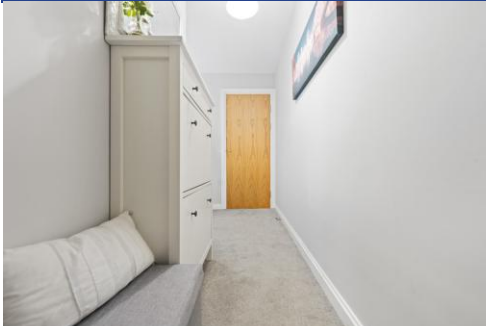
Allocated parking space. Visitor Parking.

## TENURE

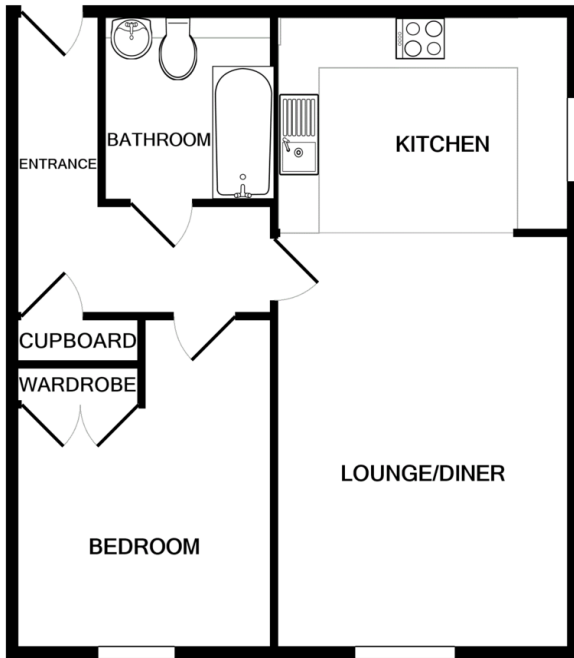
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,240 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £130 per annum.



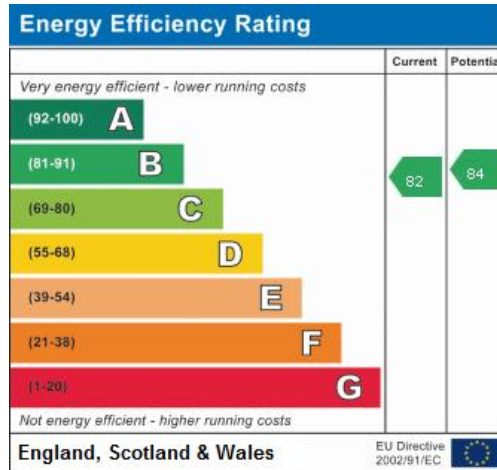
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# Lyon House, Hansen Court, Century Wharf, Cardiff, CF10 5NZ



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Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



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