

Bordeaux House,

Penstone Court, Century Wharf, Cardiff, CF10 5NP



Estate Agents and
Chartered Surveyors

Asking Price Of

£169,950



One Bedroom Apartment



Property Description

****GREAT WATER VIEWS* NO CHAIN**** MGY are pleased to present for sale a spacious one bedroom, fourth floor apartment, within the popular development of Century Wharf. The modern accommodation comprises of entrance hall to open plan living room, kitchen/diner and large double bedroom with modern bathroom. The property further benefits from a balcony, great water views, double glazing throughout, electric underfloor heating throughout, security video entry system and an allocated undercroft parking space. 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. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 775 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate wood effect flooring. Wall mounted video entry intercom system. Large storage cupboard, housing hot water tank. Thermostat.

LOUNGE/DINER

23' 7" x 15' 1" (7.21m x 4.62m)
Large double glazed uPVC windows to front. Direct water views of the River Taff. Laminate wood effect flooring. Ample natural daylight. Wall mounted electric panel heater. T.V Aerial point. Telephone point.

KITCHEN

10' 3" x 7' 8" (3.13m x 2.35m)
Tiled flooring. Modern wall and base units, with work surfaces incorporating stainless steel sink. Built in oven and electric four ring hob, with stainless steel extractor hood over. Ample storage. Splash back. Integrated washer/dryer and dishwasher. Space for fridge freezer. Underfloor heating. Thermostat. Spotlights.

BEDROOM

20' 6" x 8' 8" (6.26m x 2.66m)
Double glazed uPVC window and patio door, leading to decked balcony. Stunning water views.

Ample natural daylight. Extremely spacious. Carpeted flooring. Built in double wardrobe. TV Aerial point. Telephone point. Underfloor heating. Thermostat. Door leading to:-

BALCONY

Large decked balcony, with stunning water views and glass surround. External lighting. Accessed from the bedroom.

BATHROOM

8' 9" x 7' 2" (2.68m x 2.20m)
Tiled flooring. Fully tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Panelled bath, with mains shower over and glass shower screen. Heated towel rail. Wall mounted mirrored vanity unit. Shaver point. Extractor fan. Spotlights.

PARKING

An allocated undercroft parking space. Visitor parking.

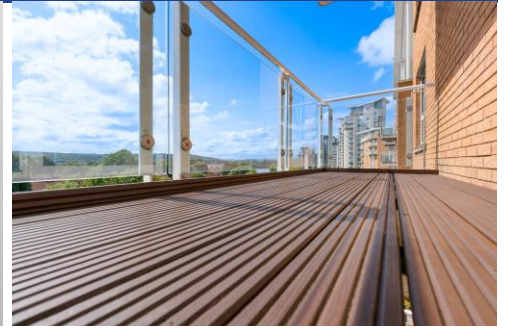
FACILITIES

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

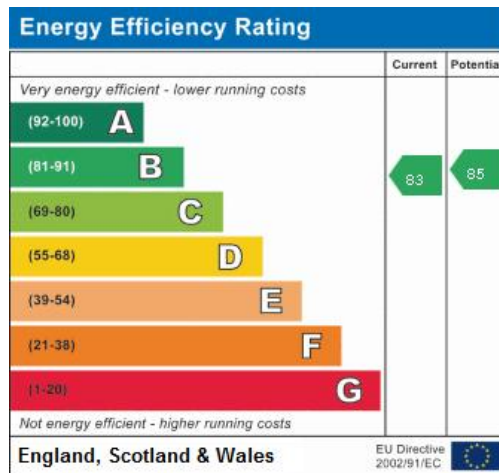
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of approx. £2,692.44 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, lift maintenance, maintenance of internal and external communal areas, bike storage, regular cleaning, refuse disposal, an allocated undercroft parking space and visitor parking. Ground rent approx. £190 per annum.

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