

# Dubrovnik House,

Hansen Court, Century Wharf, Cardiff, CF10 5NX



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£179,950**



One Bedroom Apartment



# Property Description

**\*\*IMMACULATELY PRESENTED\* LARGE TERRACE & WATER VIEWS\*\*** MGY are pleased to present for sale, a spacious one bedroom, top (seventh) floor apartment with water views, within the highly sought after development, Century Wharf. The well presented accommodation comprises of entrance hall to spacious living/dining room, modern fitted kitchen, bedroom and bathroom. The property further benefits from views of the River Taff, double glazing throughout, underfloor heating and a video entry intercom system. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. Allocated parking space and visitor parking. EWS1 form in place. Ideal first time purchase or investment opportunity. Viewing highly recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 669 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

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

## LIVING ROOM

23' 5" x 12' 9" (7.16m x 3.89m)  
Double glazed uPVC floor to ceiling windows to front and door leading to large paved terrace. Ample natural daylight. Wood flooring. Telephone point. TV aerial point. Thermostat control. Open plan living.

## KITCHEN

10' 11" x 7' 9" (3.34m x 2.38m)  
Large modern kitchen. Tiled flooring. Part tiled walls. Fitted units, with work surfaces incorporating stainless steel sink. Ample storage, with over unit lighting. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splash back. Extractor fan. Integrated washer/dryer. Space for fridge freezer.

## BEDROOM

13' 1" x 11' 0" (4.00m x 3.36m)  
Double glazed uPVC windows to front. Wood flooring. Built in double wardrobe. Telephone point. TV aerial point. Thermostat control.

## BATHROOM

6' 10" x 6' 2" (2.09m x 1.89m)  
Tiled flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Wall mounted wash hand basin. Bidet. Heated towel rail. Shaver point. Spotlights.

## TERRACE

12' 3" x 4' 4" (3.74m x 1.34m)  
Large paved terrace, with water views and ample sun. External lighting. Accessed from the living room.

## PARKING

Allocated undercroft parking space. Visitor Parking.

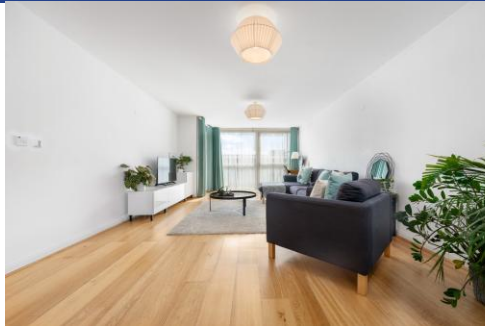
## FACILITIES

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

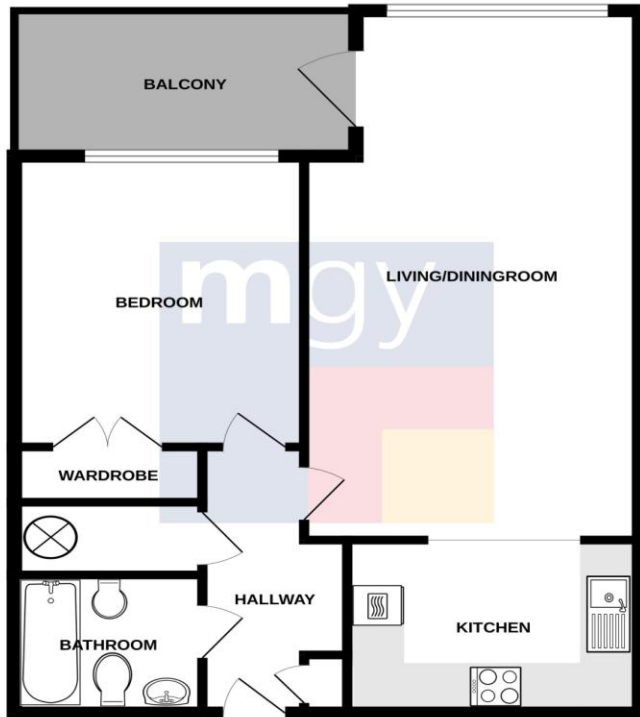
## TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,800 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, 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 £169 per annum.

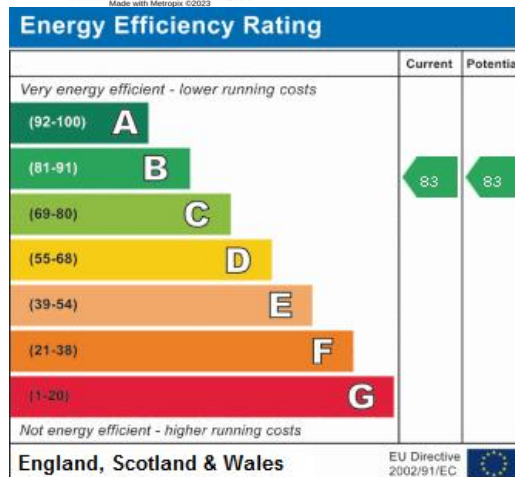
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TOTAL FLOOR AREA: 669 sq. ft. (62.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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Cardiff 029 2046 5466

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



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