

# Calais House,

Penstone Court, Century Wharf, Cardiff, CF10 5NQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£249,950**



Two Bedroom Apartment



# Property Description

**\*\*NO CHAIN\*\* \*\*WATER VIEWS\*\* \*\*IMMACULATELY PRESENTED\*\*** MGY are pleased to present for sale, a spacious two bedroom, fourth floor apartment within the highly sought after development, Century Wharf. The accommodation comprises of large entrance hall to lounge/diner, separate fitted kitchen, two double bedrooms, one with en-suite and bathroom. The property further benefits from two large decked balconies and water views, double glazing throughout, video entry intercom 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. Can be sold as seen with all or part furniture (at no additional fee). EWS1 form in place. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 726 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Laminate wood effect flooring, storage cupboard housing hot water tank. Video entry intercom system. Thermostat. Spotlights.

## LOUNGE/DINER

14' 9" x 21' 7" (4.51m x 6.59m)  
Double glazed uPVC patio doors, leading onto large decked balcony. Water views of the River Taff. Laminate wood effect flooring continued from hallway. Thermostat. TV and telephone point. Two pendant lights. Doors leading to kitchen.

## KITCHEN

6' 6" x 11' 3" (1.99m x 3.45m)  
Double glazed uPVC window to side. Tiled flooring. Wall and base units, with contrasting wooden rounded edge work surfaces incorporating stainless steel sink with drainer and mixer tap over. Built in electric oven and four ring electric hob, with stainless steel extractor hood over. Integrated dishwasher and washing machine. Space for fridge freezer. Extractor fan. Spotlights.

## BEDROOM ONE

9' 8" x 12' 7" (2.97m x 3.86m)  
Double glazed uPVC window and patio door to side, leading to decked balcony. Double bedroom. Carpeted flooring. Built in double wardrobe. TV and telephone point. Thermostat. Pendant light. Door to:-

## EN-SUITE

Large modern en-suite. Tiled flooring. Fully tiled walls. Double shower cubicle. Wall mounted wash hand basin. W.C. Shaver point. Heated towel rail. Extractor fan. Spotlights.

## BEDROOM TWO

8' 9" x 11' 0" (2.69m x 3.37m)  
Double glazed uPVC window to side aspect. Double bedroom. Carpeted flooring. Built in double wardrobe. TV and telephone point. Thermostat. Pendant light.

## BATHROOM

Tiled flooring. Fully tiled walls. Wall mounted wash hand basin. Panelled bath. W.C. Shaver point. Heated towel rail. Extractor fan. Spotlights.

## BALCONY

Large balcony, with views of the River Taff. Decked, with glass surround. 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 £2,484.00 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 parking space, visitor parking and parking management. Ground rent £181.00 per annum.

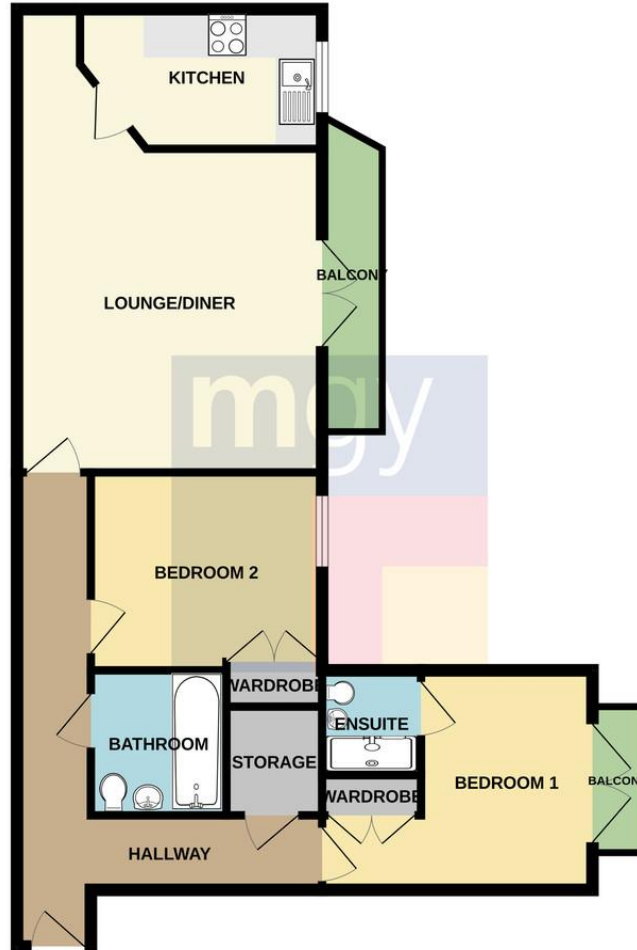


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GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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