

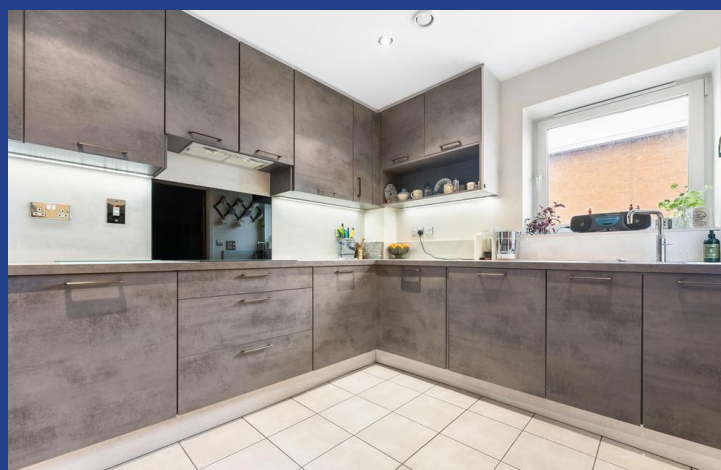
# Geneva House, Penstone Court, Century Wharf, Cardiff, CF10 5NL



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£265,000**



Two Bedroom Apartment

2

1

2

1

# Property Description

**\*\*IMMACULATELY PRESENTED\*\*** MGY are pleased to present for sale, a spacious two bedroom, second floor apartment within the highly sought after development, Century Wharf. A fantastic opportunity to purchase a larger than average two bedroom apartment. The accommodation comprises of large entrance hall to lounge/diner, separate modern fitted kitchen, two double bedrooms, one with en-suite and bathroom. The property further benefits from two balconies, double glazing throughout, underfloor heating, video entry intercom system 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. EWS1 form in place. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 1,162.50 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Glass square panels to side. Spacious hallway. Laminate wood effect flooring. Two storage cupboards, one housing hot water tank. Video entry intercom system. Thermostat.

## LOUNGE/DINER

24' 4" x 11' 8" (7.43m x 3.57m)  
Entered via wooden double doors. Glass square panels to side. Double glazed uPVC patio door and windows, to decked balcony. Extremely spacious. Laminate wood effect flooring. Telephone point. TV aerial point. PowerPoints. Wooden double doors to:-

## KITCHEN

11' 1" x 10' 4" (3.38m x 3.17m)  
Modernised 'Kitchen Haus' kitchen. Double glazed uPVC window to side. Tiled flooring. Modern fitted units with contrasting work surfaces incorporating stainless steel sink with Quooker tap. Ample storage, with under unit lighting. Integrated Neff electric oven and microwave with four ring electric hob, glass splashbacks and extractor over. Integrated washing machine, dishwasher and fridge freezer. Storage cupboard. Spotlights. Extractor fan. PowerPoints.

## BALCONY

Large decked private balcony, with glass surround. External lighting. Accessed from lounge/diner.

## BEDROOM ONE

15' 3" x 14' 10" (4.67m x 4.53m)  
Double glazed uPVC patio door and window, leading to large private balcony. Large double bedroom. Laminate wood effect flooring. Two built in double door wardrobes. Pendant light fitting. PowerPoints. Door to en-suite:

## EN-SUITE

Modern en-suite. Tiled flooring. Fully tiled walls. Shower cubicle with glass doors. Vanity enclosed wash hand basin with mixer tap over and vanity cupboard above. W.C. Shaver point. Heated towel rail. Extractor fan. Spotlights.

## BALCONY

Large decked private balcony, with glass surround. External lighting. Accessed from bedroom one.

## BEDROOM TWO

12' 0" x 11' 10" (3.66m x 3.63m)  
Double glazed uPVC windows to side aspect. Double bedroom. Laminate wood effect flooring. Built in double door wardrobe. Pendant light fitting. PowerPoints.

## BATHROOM

Spacious bathroom. Tiled flooring. Fully tiled walls. Wall mounted wash hand basin. Panelled bath, with shower over and glass shower screen. W.C. Heated towel rail. Extractor fan. Spotlights.

## PARKING

One 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

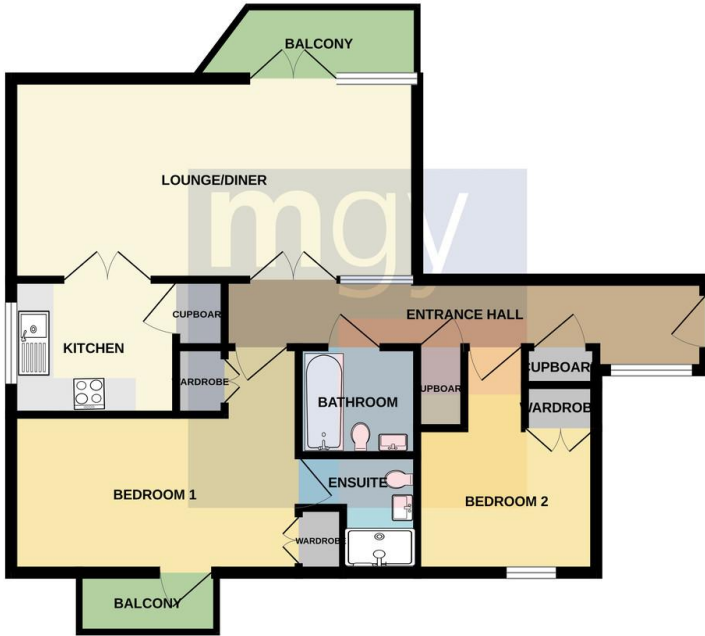
MGY are advised that the property is leasehold, with a term of 999 years from 2003. Service charges of £3,442.72 per annum approx, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated undercroft parking space, visitor parking and parking management. Ground rent £130.98 per annum.

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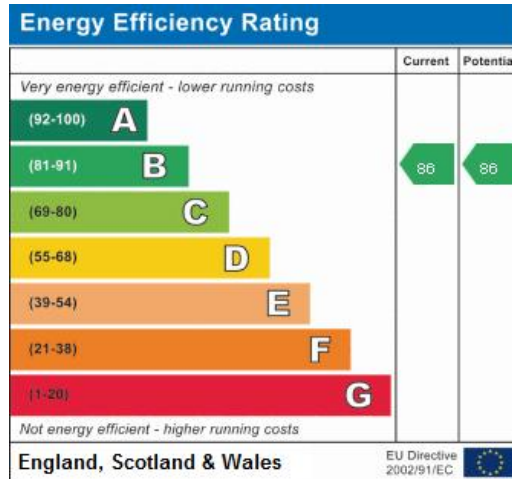


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SECOND FLOOR



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 the operability or efficiency can be given.  
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