

Marseille House,

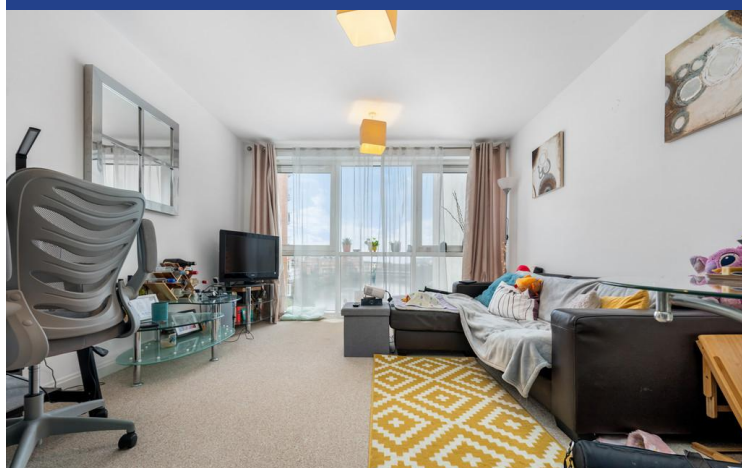
Hansen Court, Century Wharf, Cardiff, CF10 5NY



Estate Agents and
Chartered Surveyors

Asking Price Of

£110,000



Studio Apartment

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Property Description

****STUDIO APARTMENT WITH SUPERB WATER VIEWS* NO CHAIN**** MGY are pleased to present for sale, a spacious third floor studio apartment with water views, within the popular development, Century Wharf. The well presented accommodation comprises of entrance hall leading to spacious living/dining room, modern fitted kitchen and bedroom area. Additional door leading to bathroom. The property further benefits from views of the River Taff and beyond, 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. Visitor parking and bike storage. EWS1 form in place. Ideal first time purchase or investment opportunity. Viewing highly recommended.

Tenure Leasehold

Council Tax Band C

Floor Area Approx 388 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door with security spy hole. Carpeted flooring. Wall mounted video entry intercom system. Storage cupboard, housing hot water tank. Underfloor heating. Thermostat control. Doors leading to bathroom, lounge/diner/kitchen and bedroom area.

LOUNGE/DINER/KITCHEN

18' 11" x 11' 6" (5.78m x 3.51m)
Floor to ceiling double-glazed uPVC windows with stunning water views. Carpeted flooring to living area. Ample natural daylight. TV and telephone point. Modern fitted kitchen with tiled flooring. Wall and base units with work surfaces incorporating stainless steel sink with drainer and mixer tap over. Over unit lighting. Built in oven and four ring electric hob with extractor hood over. Splash back. Integrated washer/dryer. Space for fridge/freezer. Open plan living. Underfloor heating. Thermostat control. Recess opening to bedroom area.

BEDROOM AREA

7' 1" x 6' 9" (2.16m x 2.07m)
Carpeted flooring. Built in double wardrobe. Underfloor heating. Thermostat control.

BATHROOM

7' 8" x 6' 2" (2.34m x 1.90m)
Modern bathroom. Tiled flooring. Part tiled walls. White three-piece suite comprising wall mounted wash hand basin with mixer tap over, WC, panelled bath with hot and cold tap over and mains powered shower above. Glass shower screen. Heated towel rail. Spotlights. Shaver point. Underfloor heating. Thermostat control.

PARKING

Visitor parking.

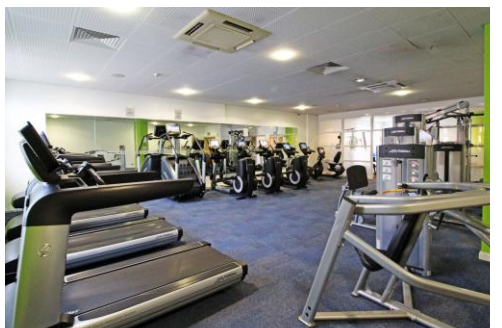
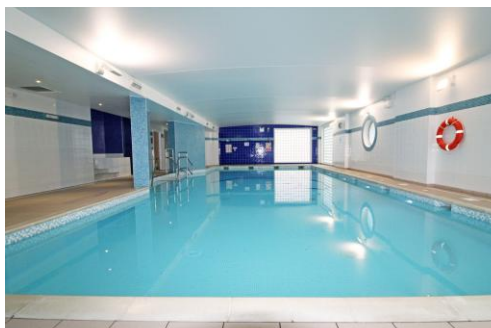
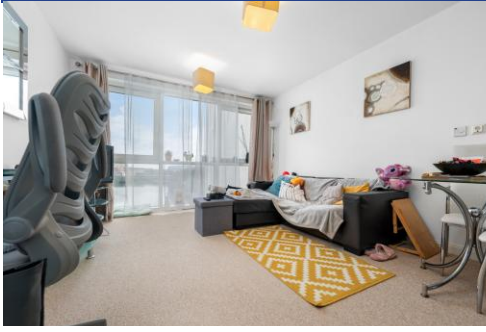
FACILITIES

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

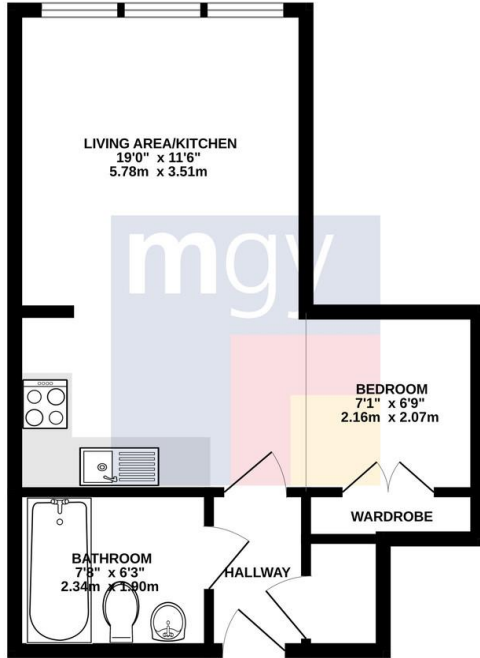
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,134.02 per annum, which includes water rates, building insurance, new video entry intercom system, onsite concierge and leisure facilities, CCTV, secure gated fob access, lift maintenance, annual boiler servicing, reserve fund, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, visitor parking and parking management. Ground rent £91 per annum.

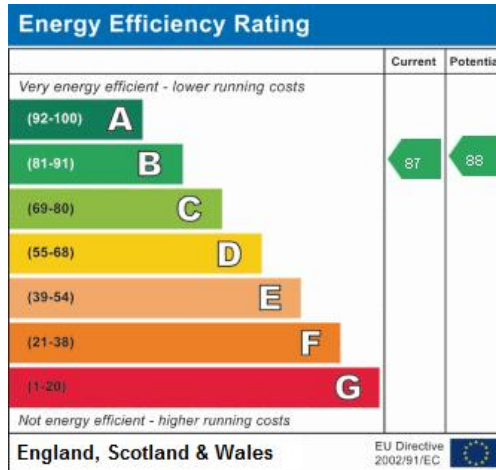
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TOTAL FLOOR AREA : 363 sq.ft. (33.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with 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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