

# Genoa House,

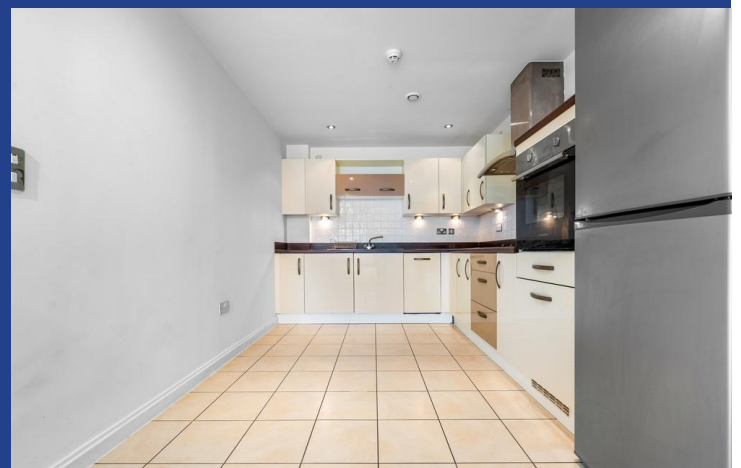
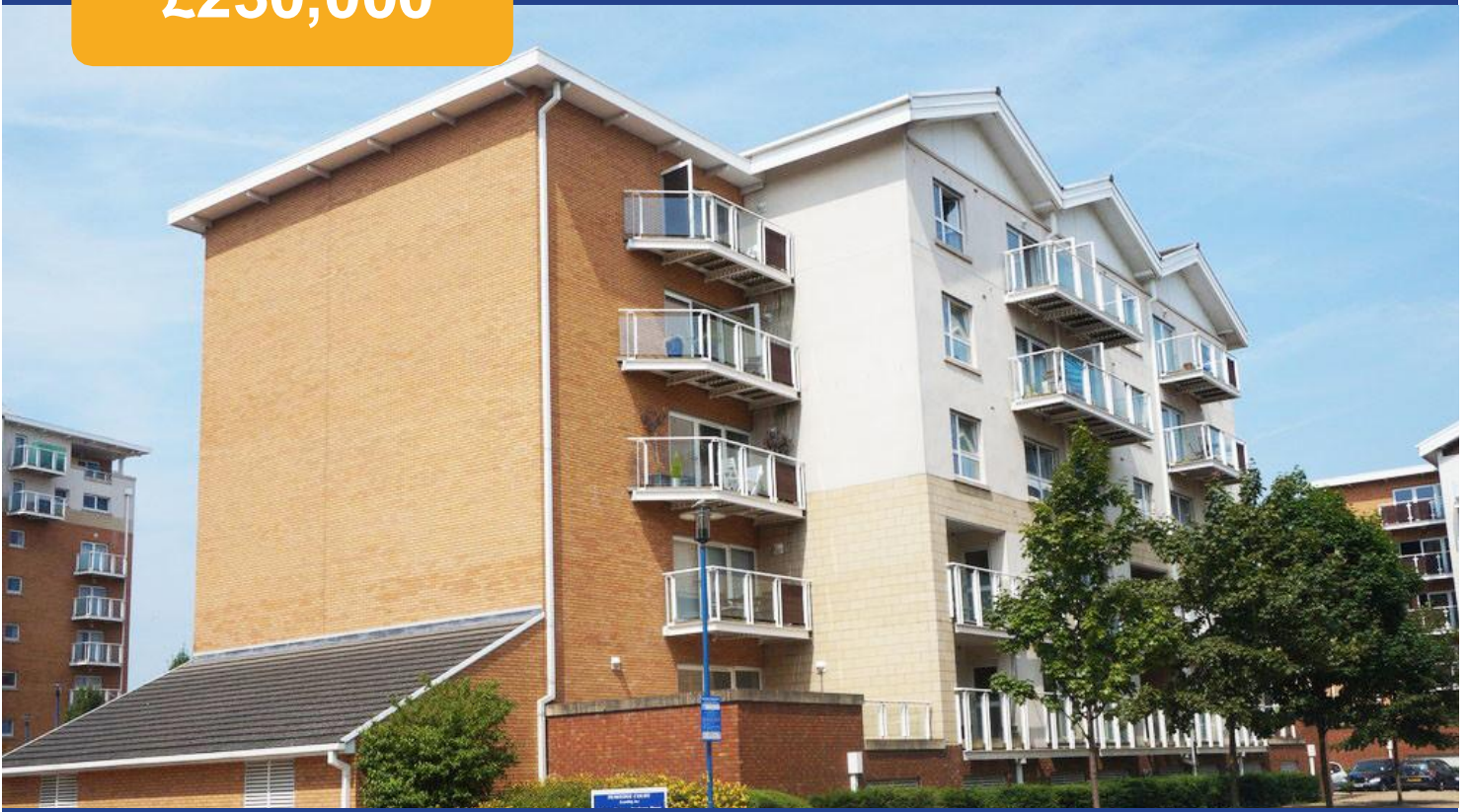
Penstone Court, Century Wharf, Cardiff, CF10  
5NQ

Offers In Excess Of

**£230,000**



Estate Agents and  
Chartered Surveyors



## Second Floor Apartment



# Property Description

**\*\*EXTREMELY SPACIOUS\* NO CHAIN\*\*** 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 entrance hall to living/dining room, fitted kitchen, bathroom and two double bedrooms, one with en-suite. The property further benefits from a large balcony, an additional Juliette balcony, double glazing, security video entry system, underfloor heating, bike storage, an allocated parking space and visitor parking. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. EWS1 form in place. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 1,604 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.

## LOUNGE/DINER

26' 2" x 15' 8" (8m x 4.8m)

Entered via wooden door. Double glazed uPVC patio door leading to Juliette balcony. Extremely spacious. Laminate wood effect flooring. Telephone point. TV aerial point. PowerPoints.

## KITCHEN

11' 9" x 8' 10" (3.6m x 2.7m)

Modernised kitchen. Tiled flooring. Modern fitted units with contrasting work surfaces incorporating stainless steel sink with mixer tap. Integrated electric oven and four ring electric hob with splashbacks and extractor over. Integrated washing machine, dishwasher and modern freestanding fridge and freezer. Spotlights. Extractor fan. PowerPoints.

## BEDROOM ONE

14' 5" x 20' 11" (4.4m x 6.4m)

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:

## ENSUITE

7' 2" x 6' 6" (2.2m x 2m)

Modern en-suite. Tiled flooring. Fully tiled walls. Shower cubicle with glass doors. Wall mounted wash hand basin with mixer tap over. 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

13' 9" x 13' 9" (4.2m x 4.2m)

Double glazed feature port-hole window. Double bedroom. Laminate wood effect flooring. Two built in double door wardrobes. Pendant light fitting. PowerPoints.

## BATHROOM

6' 6" x 7' 10" (2m x 2.4m)

Spacious bathroom. Tiled flooring. Fully tiled walls. Wall mounted wash hand basin. Panelled bath with mixer tap over. W.C. Heated towel rail. Extractor fan. Spotlights.

## PARKING

One allocated 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 £3,600 per annum approx, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, reserve fund, 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 £300 per annum.

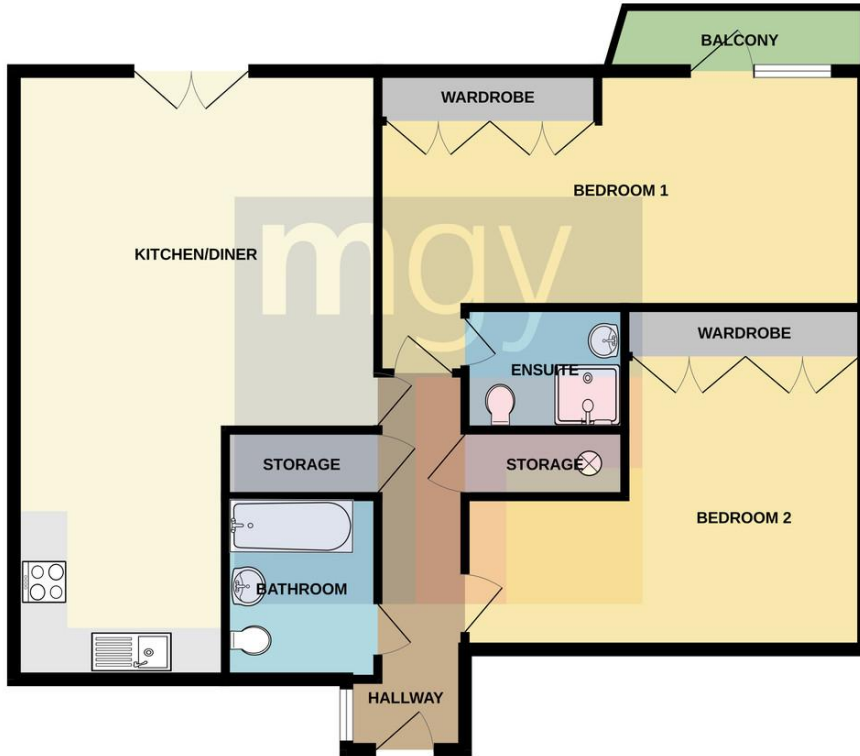


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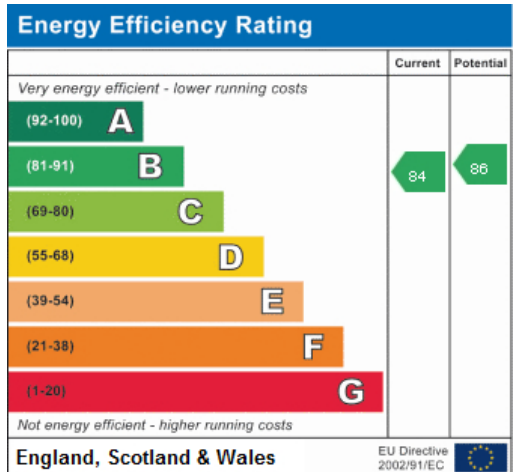


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## SECOND FLOOR



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 their operability or efficiency can be given.  
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