

# Seville House,

Judkin Court, Century Wharf, Cardiff, CF10 5AU



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£239,950**



Three Bedroom Apartment

3

1

1

1

# Property Description

**\*\*RARELY AVAILABLE\* NO CHAIN\*\*** MGY are pleased to present for sale, a superb three bedroom, second floor apartment within the highly sought after development, Century Wharf. The spacious accommodation comprises of entrance hall to living room, large fitted kitchen, bathroom and three bedrooms. The property further benefits from a large terrace, double glazing throughout, video entry intercom system and an allocated parking space. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. Viewing highly recommended. No chain.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 872 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. Two storage cupboards, one housing hot water tank. Wall mounted storage heater. Spotlights.

## LIVING ROOM

14' 10" x 12' 11" (4.54m x 3.96m)  
Entered via wooden double doors. Double glazed uPVC patio door and window to Juliette balcony. Extremely spacious. Laminate wood effect flooring. Telephone point. TV aerial point. Two wall mounted Dimplex electric panel heaters. Coving to ceiling.

## KITCHEN

12' 7" x 9' 6" (3.85m x 2.92m)  
Large kitchen. Double glazed uPVC windows. Fitted wall and base units with work surfaces incorporating stainless steel sink with dual tap. Ample storage. Tiled flooring. Part tiled walls. Built in oven and four ring electric hob with stainless steel extractor hood over. Extractor fan. Space for dining table and chairs. Integrated dishwasher and washing machine. Space for fridge freezer. Spotlights.

## MASTER BEDROOM

12' 7" x 9' 8" (3.85m x 2.96m)  
Double glazed uPVC windows. Carpeted flooring. Built in double wardrobe. TV aerial point. Telephone point. Wall mounted storage heater.

## BEDROOM TWO

11' 3" x 9' 8" (3.43m x 2.96m)  
Double glazed uPVC windows. Double bedroom. Carpeted flooring. Built in double wardrobe. TV aerial point. Telephone point. Wall mounted storage heater.

## BEDROOM THREE

9' 8" x 7' 6" (2.96m x 2.31m)  
Double glazed uPVC windows. Laminate wood effect flooring. TV aerial point. Telephone point. Wall mounted storage heater.

## BATHROOM

9' 1" x 7' 3" (2.79m x 2.23m)  
Large bathroom. Obscure double glazed window. Tiled flooring. Part tiled walls. Panelled bath. Separate shower cubicle. Pedestal wash hand basin. W.C. Heated towel rail. Extractor fan. Spotlights.

## TERRACE

12' 7" x 6' 10" (3.85m x 2.09m)  
Large paved terrace. External lighting. Accessed from the living room.

## FACILITIES

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

## PARKING

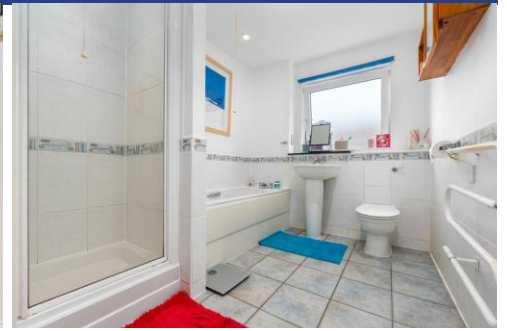
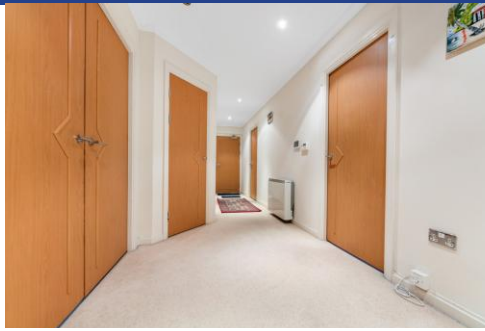
Allocated parking space. Visitor parking.

## TENURE

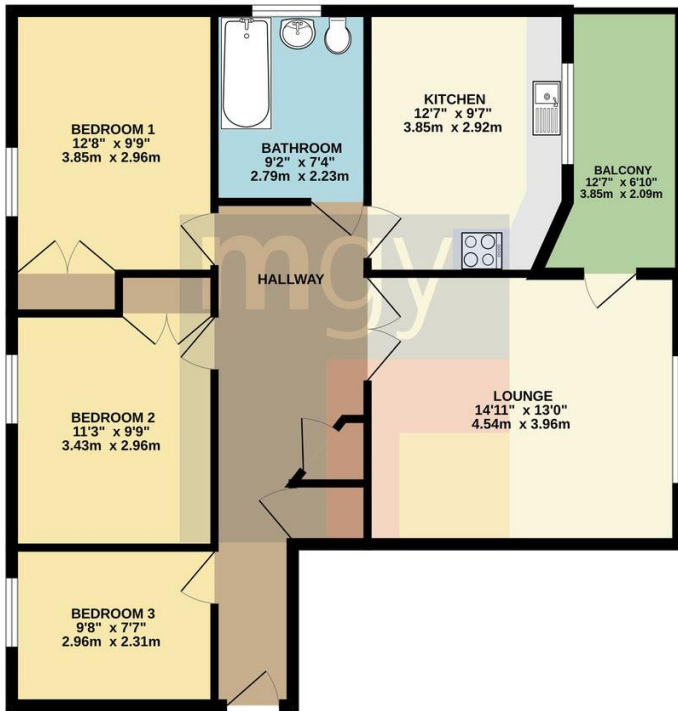
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,356.32 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £173 per annum.



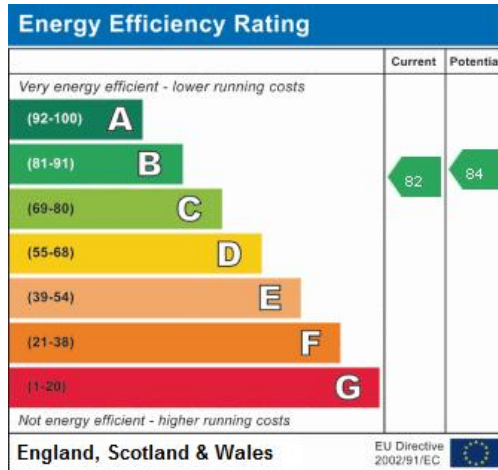
Seville House,  
Judkin Court, Century Wharf, Cardiff, CF10 5AU



# Seville House, Judkin Court, Century Wharf, Cardiff, CF10 5AU



TOTAL FLOOR AREA: 851 sq.ft. (78.1 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 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.  
 Made with Metropix 02/2021



Cardiff 029 2046 5466

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



[mgy.co.uk](http://mgy.co.uk)

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.