

Monaco House,

Lynton Court, Century Wharf, Cardiff, CF10 5NF



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£155,000



One Bedroom Apartment



Property Description

****IDEAL FIRST TIME PURCHASE* NO CHAIN**** MGY are pleased to present for sale a larger than average one bedroom, second floor apartment in Monaco House. This popular gated development, Century Wharf benefits from a concierge service and leisure facilities including a gym, swimming pool, sauna and jacuzzi. The spacious accommodation comprises of entrance hall, living room, separate kitchen, large double bedroom and bathroom. The modern apartment further benefits from double glazing throughout, a video entry intercom system and an allocated undercroft parking space. EWS1 form in place. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 753 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Laminate wood effect flooring. Wall mounted video entry intercom system. Two storage cupboards, one housing hot water tank. Wall mounted storage heater. Spotlights.

LIVING ROOM

20' 2" x 14' 2" (6.15m x 4.32m)
Large double glazed uPVC windows to front. Laminate wood effect flooring. T.V Aerial point. Telephone point. Wall mounted storage heater.

KITCHEN

9' 8" x 7' 5" (2.95m x 2.27m)
Separate kitchen. Tiled flooring. Modern wall and base units, with work surfaces incorporating stainless steel sink. Ample storage, with over unit lighting. Under unit spotlights. Integrated oven, with four ring electric hob and stainless steel extractor hood over. Splash back. Plinth heater. Integrated dishwasher. Space for fridge freezer and washing machine. Extractor fan. Spotlights.

BEDROOM

23' 9" x 9' 8" (7.24m x 2.96m)
Double glazed uPVC windows to front aspect. Larger than average double bedroom. Laminate wood effect flooring. Two built-in double wardrobes. TV Aerial point. Telephone point. Wall mounted storage heater.

BATHROOM

8' 11" x 7' 1" (2.72m x 2.18m)
Tiled flooring. Fully tiled walls. Wall mounted wash hand basin. Panelled bath with shower over and glass shower screen. W.C. Heated towel rail. Shaver point. Extractor fan. Spotlights.

PARKING

Secure gated access to one allocated undercroft parking space. Ample visitor parking.

FACILITIES

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

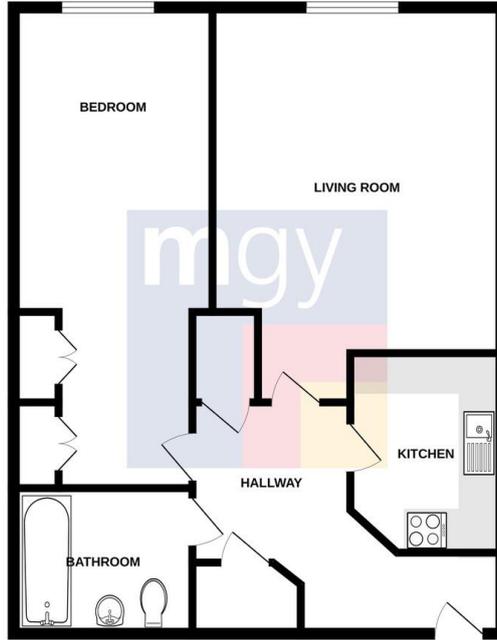
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3249.90 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, video entry intercom system, CCTV, reserve fund, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, secure gated fob access to an allocated undercroft parking space, visitor parking and parking management. Ground rent £76 per annum.

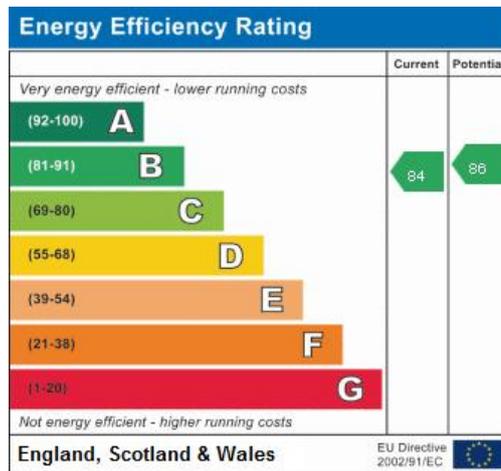
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