

# Prague House,

Ezel Court, Century Wharf, Cardiff, CF10 5NS



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£255,000**



Elevated Ground Floor Apartment

2

2

2

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# Property Description

**\*\*IMMACULATELY PRESENTED\* LARGE TERRACE\* NO CHAIN\*\*** MGY are delighted to bring to market this elevated ground floor, two double bedroom apartment in Century Wharf, Cardiff Bay. The high specification apartment is generously sized throughout and benefits from a large terraced area accessible from the open plan living/kitchen area. The accommodation briefly comprises entrance hallway (with storage cupboard), large open plan living/kitchen area, two double bedrooms - master en suite, main bathroom. The property further benefits from underfloor heating, double glazing throughout, an allocated undercroft parking space, onsite leisure facilities and 24 hour concierge service. EWS1 form in place. No chain.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 1,022 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Wall mounted video entry intercom system. Laminate wood effect flooring. Power points. Spotlights. Doors to all rooms and storage cupboard housing hot water tank. Coving to ceiling. Thermostat control.

## LIVING/KITCHEN AREA

21' 11" x 15' 7" (6.69m x 4.75m)  
Modernised 'Howdens' kitchen with tiled flooring. Continuation of laminate wood effect flooring to living space. TV and telephone point. Power points. Open plan living. Large kitchen with a range of wall, base and drawer units with worktops over incorporating inset sink and drainer with hot and cold tap over. Ample storage. Integrated appliances including electric oven, fridge/freezer, microwave, dishwasher and wine cooler. Central island with worktop over incorporating four ring electric hob. Space for stool seating and additional storage to opposite side. Under counter lighting. Double glazed window overlooking terrace. Large double glazed door leading to private terrace. Coving to ceiling. Thermostat control. Spotlights.

## MASTER BEDROOM

15' 10" x 13' 1" (4.85m x 3.99m)  
Laminate wood effect flooring. Spotlights. Large double glazed window and patio door leading to Juliette balcony. Built in double wardrobe. Power points. Coving to ceiling. Thermostat control. Door to en-suite.

## ENSUITE

7' 0" x 4' 11" (2.15m x 1.52m)  
Fully tiled walls and floor. Spotlights. WC. Wall mounted wash hand basin with hot and cold tap over. Large shower cubicle with handheld shower head attachment over. Chrome heated towel rail. Shaver point. Wall mounted mirror.

## BEDROOM TWO

11' 3" x 9' 1" (3.45m x 2.77m)  
Laminate wood effect flooring. Large double glazed door leading to private terrace. Double bedroom. Built in storage cupboard. Power points. Spotlights. Coving to ceiling. Thermostat control.

## BATHROOM

7' 1" x 6' 5" (2.17m x 1.98m)  
Fully tiled walls and floor. White three-piece suite comprising WC, wall mounted wash hand basin with mixer tap over, and panelled bath with hot and cold tap over and additional shower head attachment. Glass shower screen. Spotlights. Chrome towel rail. Shaver point. Wall mounted mirror. Thermostat control.

## TERRACE

Exceptionally large private terrace with Astroturf and brick surround. External lighting. Accessed from the living room and bedroom two.

## PARKING

One allocated undercroft parking space. Visitor parking.

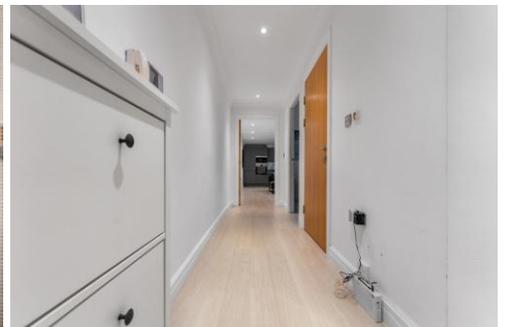
## FACILITIES

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

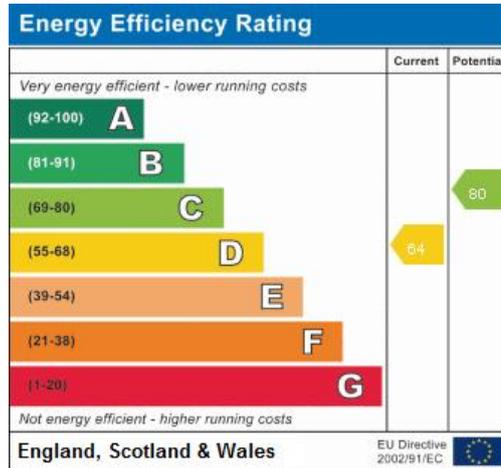
## TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,980 per annum, which includes water rates, building insurance, reserve fund, onsite concierge and leisure facilities, lift maintenance, CCTV, maintenance of internal and external communal areas, annual boiler servicing, regular cleaning and refuse disposal, bike storage, an allocated undercroft parking space, visitor parking and parking management. Ground rent £232 per annum.

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