

# Monaco House,

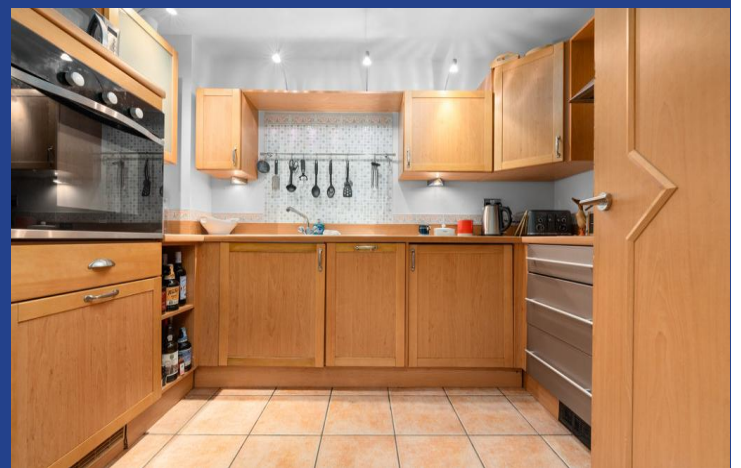
Lynton Court, Century Wharf, Cardiff Bay,  
CF10 5NF

Asking Price Of

**£159,950**



Estate Agents and  
Chartered Surveyors



Elevated Ground Floor Apartment



# Property Description

**\*\*IMMACULATELY PRESENTED\*\*** MGY are pleased to present for sale, a spacious one bedroom, elevated ground floor apartment within the highly sought after development, Century Wharf. The accommodation comprises of large entrance hall to lounge/diner, separate fitted kitchen, one double bedroom and bathroom. The property further benefits from a balcony, double glazing throughout, video entry intercom system and an allocated undercroft parking space. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. EWS1 form in place. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 716 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.

## LOUNGE/DINER

20' 4" x 11' 8" (6.20max x 3.56m)  
Large double glazed uPVC windows to front and side aspects. Laminate wood effect flooring. Space for dining table. T.V Aerial point. Telephone point. Wall mounted storage heater.

## KITCHEN

9' 9" x 7' 4" (2.99m x 2.26m)  
Separate kitchen. Tiled flooring. Wall and base units, with work surfaces incorporating double stainless steel sink and drainer with mixer tap over. Ample storage, with over unit lighting. Under unit spotlights. Integrated oven, with four ring electric hob and stainless steel extractor hood over. Steel splashback. Integrated dishwasher and washing machine. Space for fridge freezer. Extractor fan. Spotlights.

## BEDROOM

20' 0" x 12' 4" (6.10max x 3.76m)  
Double glazed uPVC patio doors, leading onto the private balcony. Larger than average double bedroom. Carpeted flooring. Two built-in double wardrobes. TV Aerial point. Telephone point. Wall mounted electric heater.

## BALCONY

Private decked balcony, with glass surround. External lighting. Accessed from the bedroom, overlooking the attractive gardens.

## BATHROOM

8' 9" x 7' 2" (2.69m x 2.19m)  
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.

## TENURE

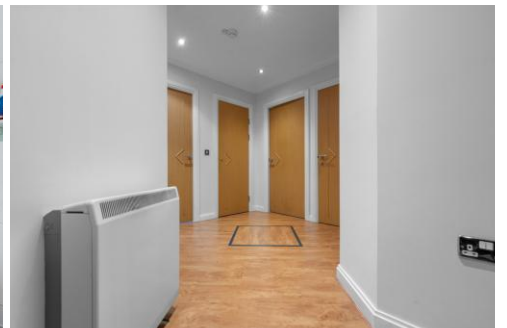
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,835.12 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, video entry intercom system, CCTV, reserve fund, lift maintenance, annual boiler servicing, 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 £83.78 per annum.

## FACILITIES

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

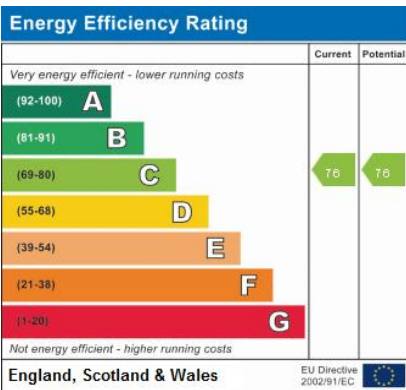
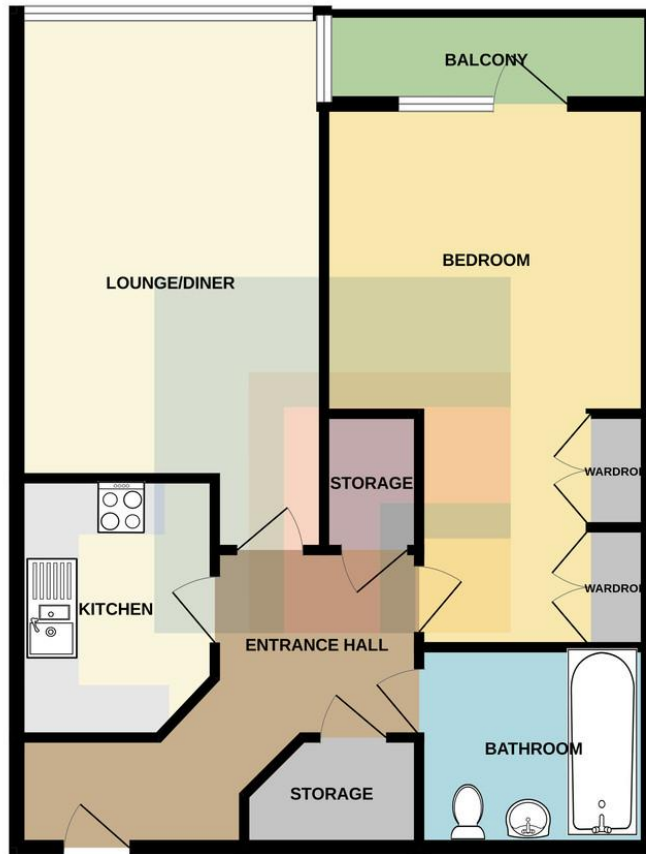


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GROUND FLOOR



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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