

Athens House,

Judkin Court, Century Wharf, Cardiff, CF10 5AX



Estate Agents and
Chartered Surveyors

Asking Price Of

£235,000



Elevated Ground Floor Apartment

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Property Description

****NO CHAIN* *EXTREMELY SPACIOUS**** MGY are pleased to present for sale, a spacious two bedroom, elevated ground 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 lounge/diner/kitchen, two large double bedrooms, one with en-suite and bathroom. The property further benefits from double glazing, security video entry 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. Viewing highly recommended.

Tenure Leasehold

Council Tax Band

Floor Area Approx 996 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

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

LOUNGE/DINER

23' 7" x 15' 2" (7.21m x 4.64m)
Entered via wooden double doors. Double glazed uPVC patio door leading to large terrace, and additional uPVC window. Extremely spacious. Carpeted flooring. Telephone point. TV aerial point. Two wall mounted electric storage heaters. Coving to ceiling.

KITCHEN

10' 10" x 10' 4" (3.32m x 3.15m)
Large kitchen. 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

14' 10" x 14' 1" (4.54m x 4.30m)
Double glazed uPVC window. Double bedroom. Carpeted flooring. Built in double wardrobe. TV aerial point. Telephone point. Wall mounted storage heater. Door to en-suite:

ENSUITE

Fully tiled walls and flooring. WC. Wall mounted wash hand basin with hot and cold tap over. Large shower cubide with handheld shower head attachment over. Chrome heated towel rail. Shaver point. Wall mounted mirror. Spotlights.

BEDROOM TWO

14' 0" x 11' 5" (4.27m x 3.48m)
Double glazed uPVC window. Double bedroom. Carpeted flooring. TV aerial point. Telephone point. Wall mounted storage heater.

BATHROOM

Large bathroom. Fully tiled walls and flooring. Panelled bath. Pedestal wash hand basin. W.C. Heated towel rail. Extractor fan. Spotlights.

TERRACE

Exceptionally large paved terrace. Ample afternoon and evening sun. External lighting. Accessed from the Living area.

FACILITIES

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

PARKING

Allocated undercroft parking space. Visitor parking.

TENURE

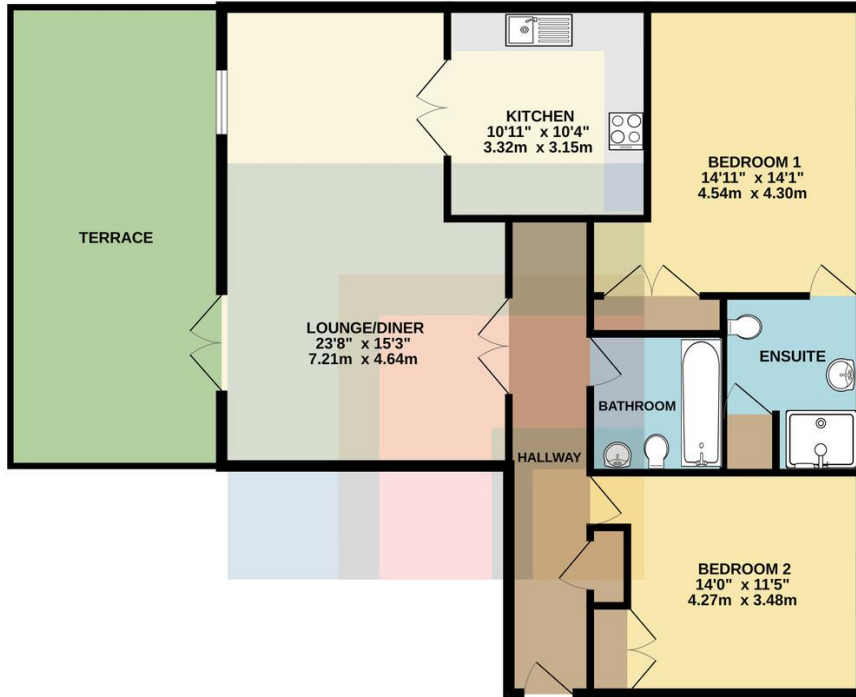
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3,246 per annum, which includes water rates, building insurance, reserve fund contribution, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, secure gated access to an allocated undercroft parking space, visitor parking and parking management. Ground rent £75 per annum.

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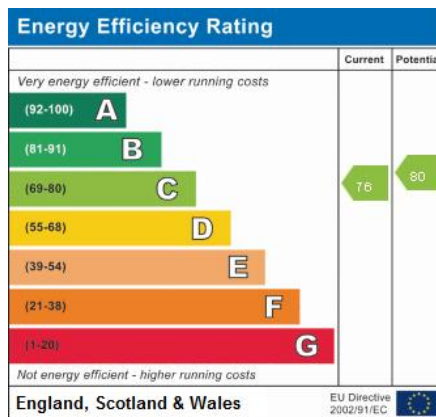


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GROUND FLOOR
996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.5 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.
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