

Barcelona House,

Judkin Court, Cardiff, CF10 5AU



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£250,000



Two Bedroom Apartment

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Property Description

****IMMACULATELY PRESENTED* NO CHAIN**** MGY are pleased to present for sale, a superb three bedroom, third floor apartment within the highly sought after development, Century Wharf. The modernised accommodation comprises spacious entrance hall to living room, large fitted Magnet kitchen, shower room and three bedrooms. The property further benefits from two balconies, double glazing throughout, video entry intercom system, underfloor heating, an allocated parking space and visitor parking. 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. No chain.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 882.64 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Tiled flooring with underfloor heating. Wall mounted video entry intercom system. Two storage cupboards, one housing recently serviced hot water tank. Coving to ceiling. Spotlights.

LIVING ROOM

14' 8" x 13' 1" (4.49m x 4m)
Entered via wooden double doors. Double glazed uPVC patio door leading to large balcony. Additional double glazed uPVC windows to front. Tiled flooring with underfloor heating. Telephone point. TV aerial point. Coving to ceiling. Spotlights.

BALCONY

Large decked balcony with glass surround. External lighting. Accessed from the living room.

KITCHEN

13' 0" x 9' 6" (3.97m x 2.90m)
Large modernised 'Magnet' kitchen. Double glazed uPVC windows to front. Modern fitted wall and base units with work surfaces incorporating composite sink with dual tap. Ample storage. Tiled flooring. Part tiled walls. Built in Beko oven, microwave and four ring electric Zanussi hob with stainless steel extractor hood over. Integrated fridge freezer and washing machine. Breakfast bar with space for two breakfast stools.

Extractor fan. Spotlights.

MASTER BEDROOM

13' 2" x 9' 7" (4.03m x 2.94m)
Double glazed uPVC patio doors, leading to large balcony. Ample natural daylight. Carpeted flooring. Built in double wardrobe. TV aerial point. Telephone point. Wall mounted electric panel heater. Coving to ceiling. Spotlights.

BALCONY

Large decked balcony with glass surround. Ample sun. External lighting. Accessed from the master bedroom.

BEDROOM TWO

10' 10" x 10' 2" (3.32m x 3.10m)
Double glazed uPVC windows to rear. Ample natural daylight. Double bedroom. Carpeted flooring. Built in double wardrobe. TV aerial point. Telephone point. Wall mounted electric panel heater. Coving to ceiling. Spotlights.

BEDROOM THREE

10' 2" x 7' 8" (3.10m x 2.36m)
Double glazed uPVC windows to rear. Ample natural daylight. Carpeted flooring. TV aerial point. Telephone point. Wall mounted electric panel heater. Coving to ceiling. Spotlights.

SHOWER ROOM

8' 2" x 7' 0" (2.51m x 2.15m)
Large modernised shower room. Tiled flooring. Fully tiled walls. Shower cubicle with feature tiling, rainfall shower and additional shower attachment. Vanity enclosed wash hand basin. W.C. Heated towel rail. Extractor fan. Spotlights.

PARKING

Allocated parking space. Visitor parking.

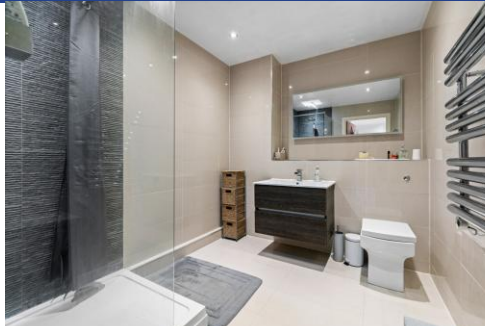
FACILITIES

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

TENURE

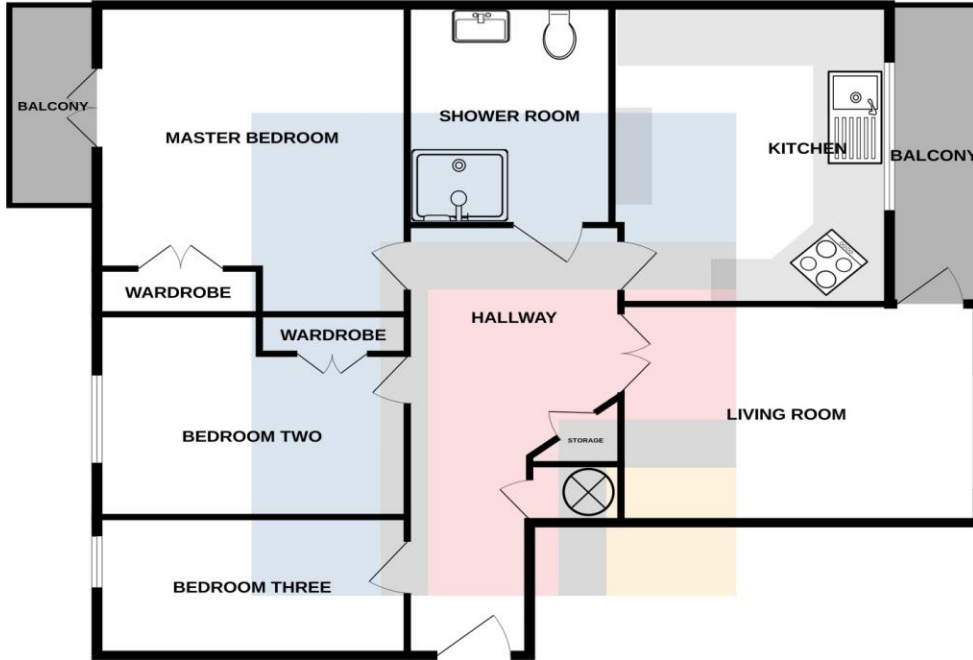
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of approx. £2,400 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, reserve fund contribution, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £100.30 per annum.

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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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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