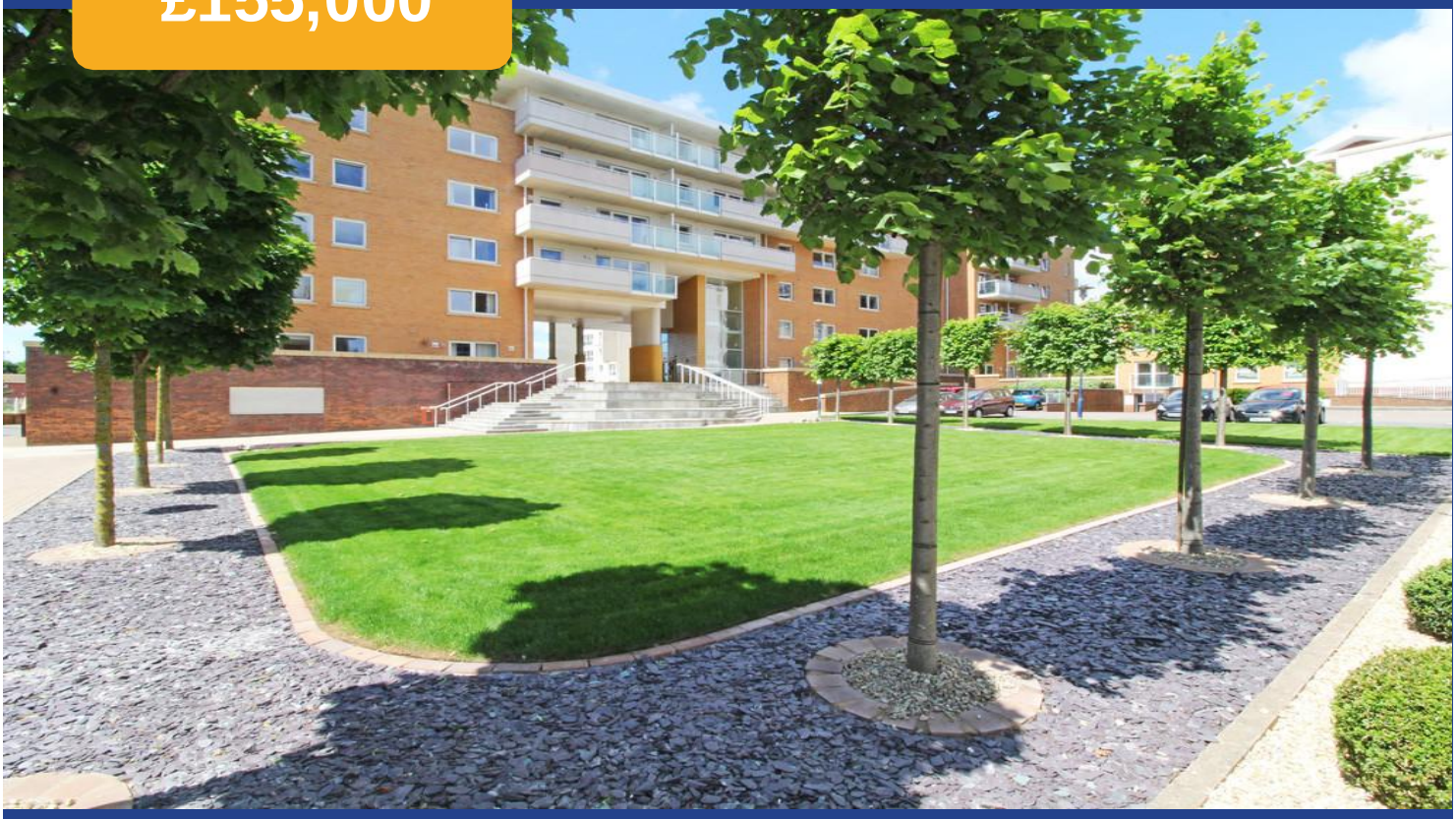
# Nice House, Hansen Court,

## Cardiff Bay, Cardiff, CF10 5NX

Estate Agents and
Chartered Surveyors

Asking Price Of

**£155,000**



One Bedroom Apartment

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# Property Description

**IDEAL FIRST TIME PURCHASE* LARGE TERRACE* NO CHAIN** MGY are pleased to present for sale a spacious one bedroom elevated ground floor apartment, within the popular gated development of Century Wharf. The immaculate accommodation comprises of entrance hall to spacious lounge/kitchen/diner, bedroom, bathroom and exceptionally large terrace. The property further benefits from double glazing throughout, electric underfloor heating and security video entry intercom system. Visitor parking and secure bike storage. The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa. Ideal first time purchase. EWS1 form in place. No chain. Viewing highly recommended.

**Tenure Leasehold**

**Council Tax Band D**

**Floor Area Approx 484 sq ft**

**Viewing Arrangements**
**Strictly by appointment**

## ENTRANCE HALL
Entered via wooden door with security spy hole. Carpeted flooring. Wall mounted video entry intercom system. Large built in storage cupboard, housing hot water tank. Thermostat control.

## LOUNGE/DINER/KITCHEN
19' 4" x 13' 4" (5.90m x 4.07max)
Spacious living area. Immaculately presented with double glazed uPVC patio doors leading to full width paved terrace. Vinyl wood effect flooring. Ample space for living and dining furniture. The stylish fitted kitchen offers 'high gloss' wall and base units with complementing worktops over and stainless steel sink unit with mixer tap and drainer. Ample storage with over unit lighting. Integrated washing machine and electric oven with four ring ceramic hob and stainless steel extractor hood over. Splash back. Integrated dishwasher and fridge freezer. Tiled flooring. TV Aerial point. Telephone point. Extractor fan. Thermostat control.

## BEDROOM
12' 4" x 10' 5" (3.78m x 3.19m)
Large double bedroom with double glazed uPVC window to front. Carpeted flooring. Built in double wardrobe. Wall mounted electric heater. TV Aerial point and power points. Thermostat control.

## BATHROOM
6' 10" x 6' 9" (2.10m x 2.06m)
Modern bathroom. White three-piece-suite comprising W.C with concealed cistern, pedestal wash hand basin and panelled bath with mains shower over. Glass shower screen. Wall mounted mirror vanity unit. Part tiled walls. Tiled flooring. Heated towel rail. Shaver point. Extractor fan. Spotlights. Thermostat control.

## TERRACE
Large paved terrace with brick surround. External lighting. Accessed from the living area.

## PARKING
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 £2,433 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, video entry intercom system, CCTV, reserve fund contribution, annual boiler servicing, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, and visitor parking. Ground rent £177 per annum.

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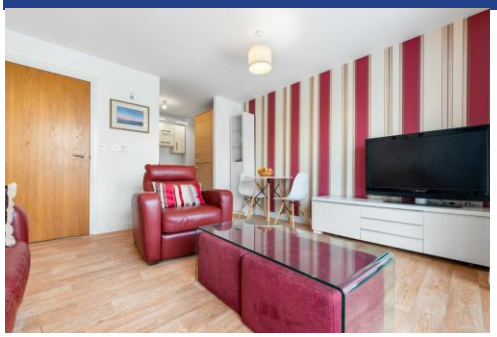
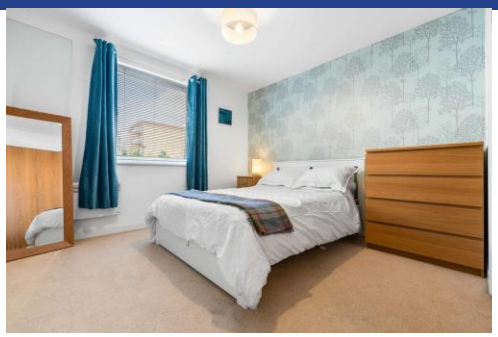
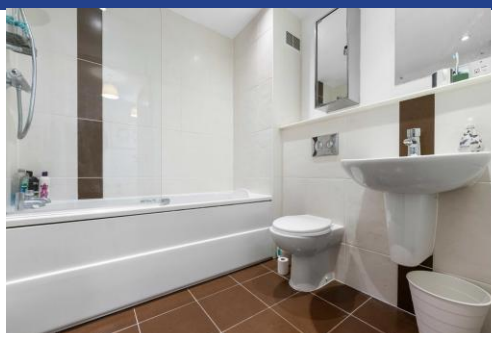

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