

# Athens House,

Judkin Court, Cardiff, CF10 5AX



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£259,950**



Two Bedroom Apartment

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# Property Description

**\*\*EXTREMELY SPACIOUS\* IMMACULATELY PRESENTED\*\*** MGY are pleased to present for sale, a spacious two bedroom, third floor apartment, within the highly sought after development of Century Wharf. A fantastic opportunity to purchase a larger than average two bedroom apartment. The accommodation comprises entrance hall to living/dining room, separate fitted kitchen, bathroom and two double bedrooms, one with modernised en-suite. The property further benefits from a decked balcony, double glazing throughout, underfloor heating, security video entry system, LED lighting 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 F**

**Floor Area Approx 1066 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## ENTRANCE HALL

30' 5" x 3' 9" (9.28m x 1.16m)  
Entered via wooden door, with security spyhole. Large spacious hallway. Laminate wood effect flooring. Storage cupboard, housing hot water tank. Video entry intercom system. Underfloor heating. Thermostat. Spotlights. Italian glazed bricks and wooden double doors leading to;

## LIVING/DINING ROOM

24' 0" x 15' 1" (7.34m x 4.62m)  
Double glazed uPVC patio door and windows to front, leading onto decked balcony. Extremely spacious. Laminate wood effect flooring. Underfloor heating. TV and telephone point. Thermostat. Spotlights. Double wooden doors, leading to kitchen.

## BALCONY

10' 0" x 5' 4" (3.06m x 1.63m)  
Large decked balcony with glass surround. Accessed from the living room. External lighting.

## KITCHEN

11' 2" x 10' 4" (3.42m x 3.16m)  
Large separate kitchen. Tiled flooring. Part tiled walls. Wall and base units, with work surfaces incorporating stainless steel sink.

Built in oven, with four ring electric hob with extractor hood over. Ample storage. Integrated washer/dryer and dishwasher. Space for fridge freezer. Underfloor heating. Thermostat. Spotlights.

## MASTER BEDROOM

15' 7" x 14' 1" (4.76m x 4.30m)  
Double glazed uPVC windows to rear. Carpeted flooring. Built in double wardrobe. Large free standing wardrobe, with mirrored sliding doors. Underfloor heating. Thermostat. TV and telephone point. Door to:-

## ENSUITE

9' 6" x 6' 11" (2.91m x 2.13m)  
Modernised en-suite. Double glazed uPVC windows to rear. Wall mounted wash hand basin. Double size shower cubicle, with rainfall shower over and additional shower attachment. W.C. Shaver point. Heated towel rail. Storage cupboard, housing hot water tank. Spotlights.

## BEDROOM TWO

14' 1" x 11' 8" (4.31m x 3.58m)  
Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. Built in double wardrobe. TV point. Underfloor heating. Thermostat.

## BATHROOM

6' 10" x 5' 10" (2.10m x 1.80m)  
Tiled flooring. Fully tiled walls. Pedestal wash hand basin. W.C. Panelled bath, with shower attachment. Shaver point. Heated towel rail. Spotlights.

## PARKING

One allocated undercroft parking space. Visitor parking.

## FACILITIES

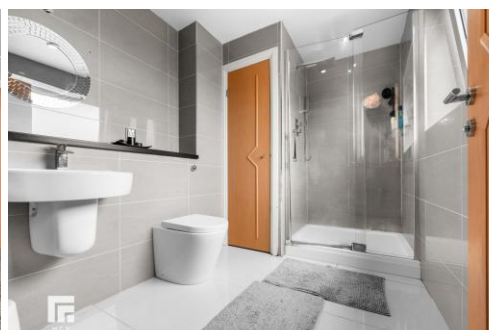
The development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa

## TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3321.25 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, secure gated fob access to an allocated undercroft parking space, visitor parking and parking management. Ground rent £88.50 per annum.

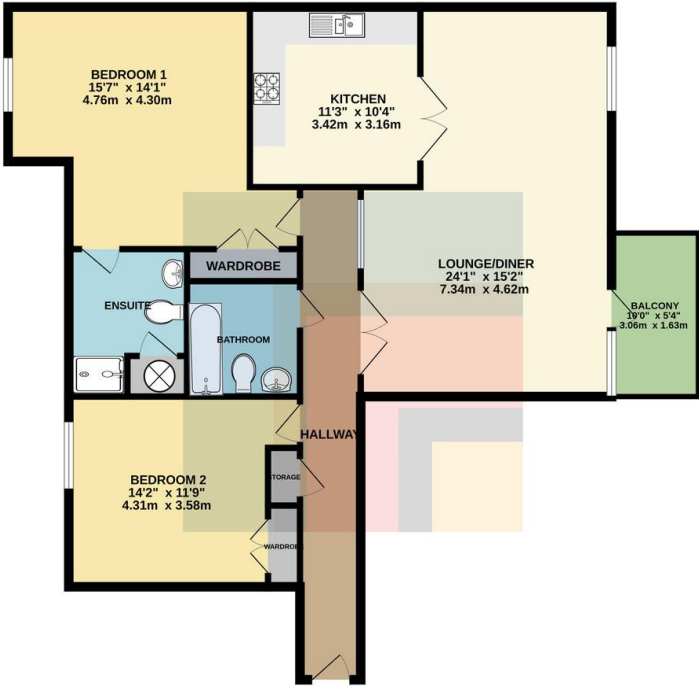


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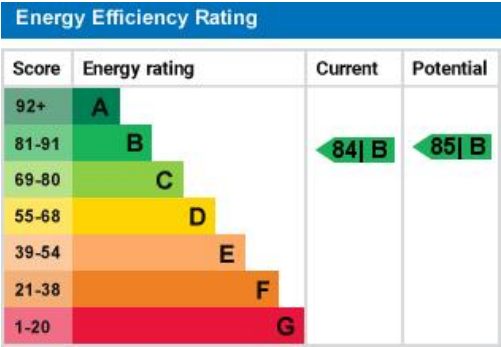


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THIRD FLOOR  
1066 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.1 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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