

Century Court, Taffs Mead Embankment, Grangetown, CF11 6RL



Estate Agents and
Chartered Surveyors

Asking Price Of

£190,000



Second Floor Apartment

2

2

2

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Property Description

TWO DOUBLE BEDROOM APARTMENT WITHIN WALKING DISTANCE OF THE CITY CENTRE MGY are delighted to bring to market this two double bedroom, second floor apartment situated in the 'Century Court' development on Taffs Mead Embankment. The accommodation briefly comprises entrance hallway, open plan lounge/diner/kitchen, two double bedrooms - master ensuite shower room, and family bathroom. The property further benefits from being chain free, has secure gated and allocated parking, lift access, and has fantastic views of the River Taff as well as being within walking distance of the City Centre. *Viewing highly recommended*

Tenure Leasehold

Council Tax Band E

Floor Area Approx 850 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Pendant light fitting. Radiator. Doors to all rooms and two great sized storage cupboards - one housing hot water tank.

LOUNGE/DINER

21' 10" x 12' 1" (6.68m x 3.69m)
Continuation of laminate flooring from hallway. Two double glazed windows to front aspect with fantastic views over the River Taff. Radiator. Pendant light fittings. Power points. Opening to :-

KITCHEN

9' 6" x 9' 4" (2.92m x 2.86m)
Continuation of laminate flooring. Modern fitted kitchen with worktops over incorporating stainless steel sink and drainer with hot and cold tap over and electric hob with extractor above and oven beneath. Integrated appliances such as fridge/freezer and dishwasher. Tiled splashbacks. Pendant light fittings. Power points.

BEDROOM ONE

12' 1" x 15' 1" (3.69m x 4.62m)
Carpet to floor. Double glazed window to front aspect. Power points. Pendant light fitting. Radiator. Door to :-
ENSUITE SHOWER ROOM
2' 9" x 4' 9" (0.84m x 1.47m)
Tiled flooring and partially tiled walls. WC. Vanity wash hand basin with mixer tap above and storage beneath. Shaver point. Walk in shower cubicle with mains powered shower over. Pendant light fitting. Wall mounted mirrored cabinets.

BEDROOM TWO

7' 5" x 12' 7" (2.27m x 3.84m)
Carpet to floor. Two double glazed windows to rear aspect. Radiator. Power points. Pendant light fitting.

BATHROOM

5' 8" x 7' 3" (1.73m x 2.21m)
Tiled flooring and partially tiled walls. White three-piece-suite comprising WC, vanity wash hand basin with mixer tap over and storage beneath, and panelled bath with hot and cold tap over and mains powered shower with handheld attachment above. Extractor fan. Pendant light fitting. Wall mounted mirrored cabinet.

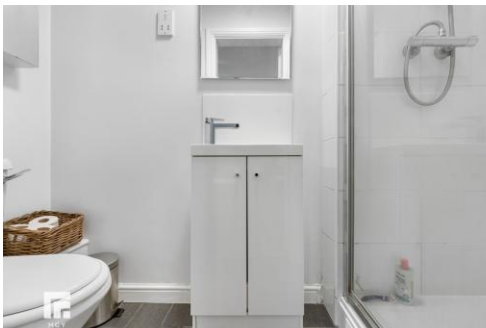
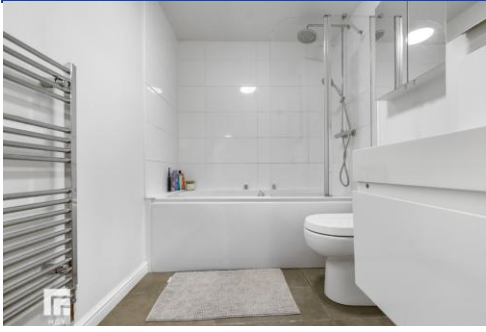
OUTSIDE

Secure gated car park with one allocated parking space and ample visitor spaces.
Secure bike storage room within the development.
CCTV across the development for maximum security.

TENURE

MGY are advised that the property is LEASEHOLD with a 125-year lease from year of build (2001). There is a service charge payable yearly of approx. £3,772 per annum and a ground rent of approx. £104 per annum.

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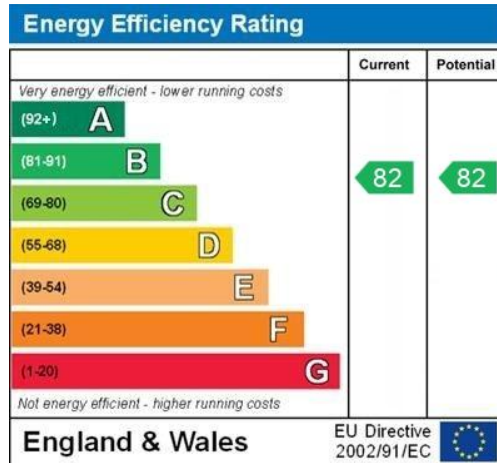


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SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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. Made with Metropac C2024



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