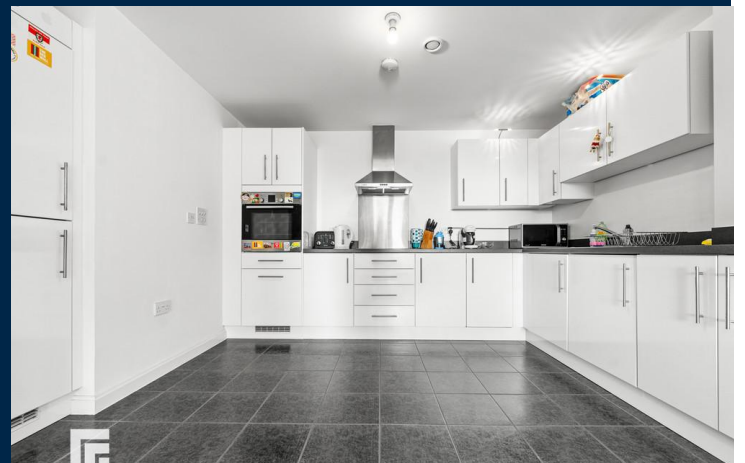




MARSEILLE HOUSE
HANSEN COURT
CARDIFF CF10 5NY

ASKING PRICE OF
£179,950



ONE BEDROOM APARTMENT



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****IMMACULATELY PRESENTED, WITH SUPERB WATER VIEWS**** MGY are pleased to present for sale a spacious one bedroom, fifth floor apartment, within the popular development of Century Wharf. The modern accommodation comprises of entrance hall to open plan lounge/diner and modern fitted kitchen, bathroom and one double bedroom. The property further benefits from a large terrace with stunning water views, double glazing throughout, electric underfloor heating, security video entry intercom system, allocated parking space and visitor parking. The gated development benefits from 24-hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa. EWS1 form in place. Ideal first-time purchase. Viewing highly recommended.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 592 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via wooden door, with security spy hole. Carpeted flooring. Wall mounted video entry intercom system. Storage cupboard, housing hot water tank. Thermostat controls.

LOUNGE/DINER

16' 2" x 13' 1" (4.93m x 4.00m)

Double glazed uPVC patio doors, leading to large terrace, with stunning water views. Carpeted flooring. Underfloor heating. T.V Aerial point. Telephone point. Thermostat controls. Open plan to:-

KITCHEN

11' 9" x 8' 10" (3.59m x 2.70m)

Large modern fitted kitchen with work surfaces incorporating stainless steel sink. Ample storage, with over unit lighting. Tiled flooring. Built in oven with four ring electric hob and stainless steel extractor hood over. Splash back. Integrated washer/dryer, fridge freezer and dishwasher. Underfloor heating. Extractor fan.

BEDROOM

10' 1" x 9' 4" (3.09m x 2.85m)

Double glazed uPVC window to front aspect, with fantastic water views. Carpeted flooring. Built in double wardrobe. T.V Aerial point. Thermostat controls. Underfloor heating.

BATHROOM

Modern bathroom. Tiled flooring. Part tiled walls. Panelled bath with shower over and glass shower screen. Wall mounted wash hand basin with large mirror over. Heated towel rail. Shaver point. Extractor fan. Spotlights.

TERRACE

Large paved terrace with stunning water views across Cardiff Bay, Penarth and beyond. Sheltered with external lighting. Accessed from the living room.

PARKING

Gated access to an allocated parking space. Visitor parking

FACILITIES

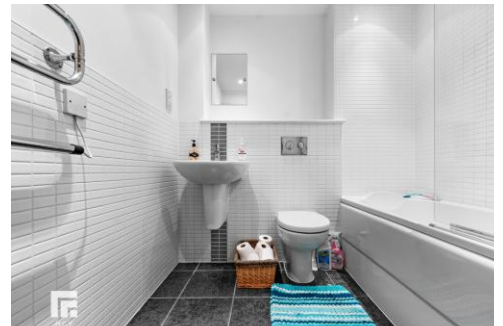
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

TENURE

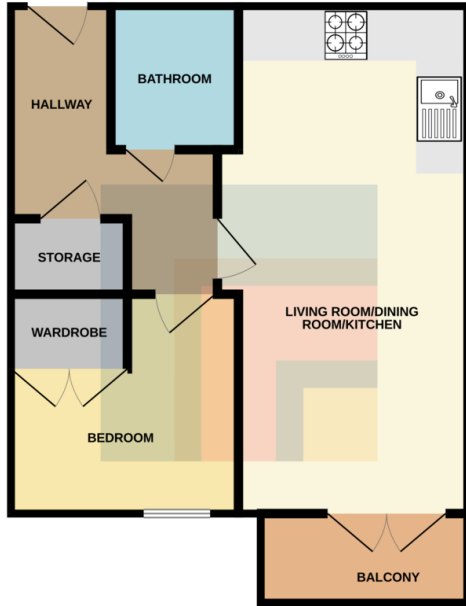
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,583.24 per annum, which includes water rates, building insurance, new video entry intercom system, onsite concierge and leisure facilities, CCTV, secure gated fob access, lift maintenance, annual boiler servicing, reserve fund contribution, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, allocated parking space, visitor parking and parking management. Ground rent £164.16 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	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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