

Monaco House,

Lynton Court, Century Wharf, Cardiff, CF10 5NF



Estate Agents and
Chartered Surveyors

Asking Price Of

£200,000



Two Bedroom Apartment



Property Description

****NO CHAIN**** MGY are pleased to present for sale, a spacious two bedroom, third floor apartment within the highly sought after development, Century Wharf. The accommodation comprises of large entrance hall to lounge/diner, separate fitted kitchen, two double bedrooms, one with en-suite and bathroom. The property further benefits from two balconies, double glazing throughout, video entry intercom system, 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. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 1,270 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Double glazed uPVC window to side. Laminate wood effect flooring. Three storage cupboards, one housing hot water tank. Video entry intercom system. Wall mounted electric storage heater. Spotlights. Doors leading to all rooms.

LOUNGE/DINER

24' 4" x 16' 6" (7.44m x 5.04m)
Entered via double wooden doors. Double glazed uPVC window and patio door, leading to large decked balcony. Extremely spacious. Laminate wood effect flooring. Two wall mounted electric storage heaters. TV and telephone point. Double wooden doors, leading to large separate kitchen.

KITCHEN

10' 9" x 8' 7" (3.30m x 2.64m)
Entered via double doors from lounge/dining area. Large kitchen. Double glazed uPVC window to side. Tiled flooring. Wall and base units, with work surfaces incorporating stainless steel sink and drainer. Ample storage with over and under unit lighting. Integrated oven with stainless steel extractor hood over. Four ring electric hob with stainless steel splashback.

Ample storage. Space for fridge freezer. Integrated dishwasher and washing machine. Extractor fan. Spotlights.

MASTER BEDROOM

17' 8" x 15' 10" (5.40m x 4.84m)
Double glazed uPVC window and patio door leading to decked balcony. Exceptionally large double bedroom. Carpeted flooring. Two built in double wardrobes. Wall mounted storage heater. Door to:-

EN-SUITE

9' 2" x 6' 11" (2.80m x 2.12m)
Large modern en-suite. Tiled flooring. Fully tiled walls. Double shower cubicle. Wall mounted wash hand basin. W.C. Shaver point. Heated towel rail. Extractor fan. Spotlights.

BEDROOM TWO

16' 0" x 11' 4" (4.89m x 3.47m)
Double glazed uPVC window to rear. Double bedroom. Built in double wardrobe. Carpeted flooring. Wall mounted electric storage heater.

BATHROOM

6' 11" x 6' 10" (2.12m x 2.09m)
Tiled flooring. Fully tiled walls. Wall mounted wash hand basin.

Panelled bath. W.C. Shaver point. Wall mounted mirror. Heated towel rail. Extractor fan. Spotlights.

BALCONY

Two large decked balconies with glass surround. Accessed from the master bedroom and living room.

FACILITIES

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

PARKING

Allocated parking space. Visitor parking.

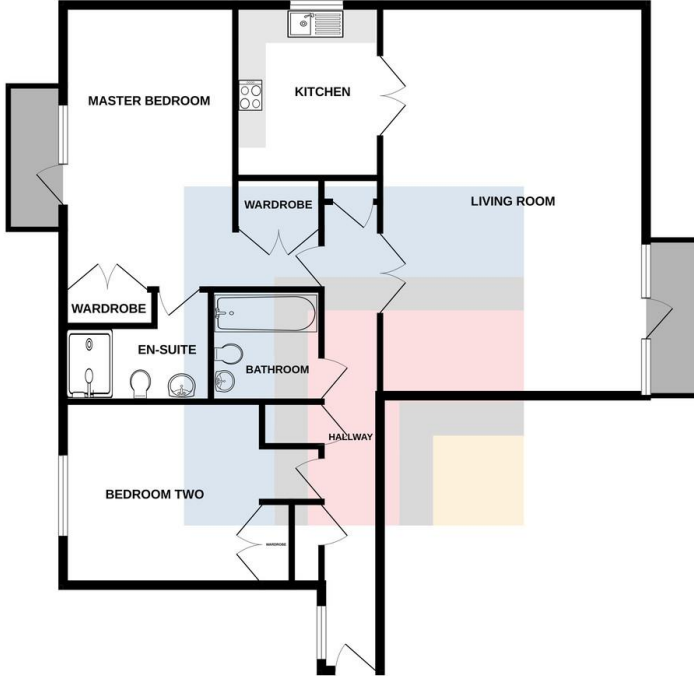
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of TBC per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, 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 TBC per annum

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, beams 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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