



LYON HOUSE
HANSEN COURT
CENTURY WHARF CF10 5NZ

ASKING PRICE OF
£250,000



TWO BEDROOM APARTMENT



****TERRACE WITH FANTASTIC WATER VIEWS* NO CHAIN**** MGY are pleased to present for sale, a spacious two bedroom, first floor apartment within the highly sought after gated development, Century Wharf. The accommodation comprises entrance hall to living/dining room, modern fitted kitchen, bathroom and two double bedrooms, master with en suite. The property further benefits from two paved terraces, double glazing throughout, security video entry system, underfloor heating, bike storage, an allocated undercroft 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: E

FLOOR AREA APPROX: 710 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

EN-SUITE

6' 2" x 5' 0" (1.89m x 1.53m)

Modern en-suite. Tiled flooring. Part tiled walls. Double shower cubicle. Pedestal wash hand basin. W.C. Shaver point. Wall mounted mirror. Heated towel rail. Extractor fan. Spotlights.

BEDROOM TWO

14' 1" x 8' 8" (4.30m x 2.66m)

Double glazed uPVC door, leading to paved terrace. Double bedroom. Carpeted flooring. Telephone point. Underfloor heating. Thermostat control.

TERRACE

9' 0" x 5' 5" (2.75m x 1.66m)

Paved terrace, with brick and glass surround. External lighting. Accessed from the living room and bedroom two.

BATHROOM

6' 11" x 6' 2" (2.13m x 1.90m)

Tiled flooring. Part tiled walls. Panelled bath. Wall mounted wash hand basin. W.C. Large wall mounted mirror. Heated towel rail. Shaver point. Extractor fan. Spotlights.

PARKING

Secure gated access to an allocated undercroft 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 lease of 999 years from 2001. Service charges of £3,262 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, secure fob access, video entry intercom system, lift maintenance, maintenance of internal and external communal areas, annual boiler servicing, regular cleaning and refuse disposal, bike storage, allocated undercroft parking space, visitor parking and parking management. Ground rent £246.24 per annum.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Light and spacious. Carpeted flooring. Two storage cupboards, one housing hot water tank. Wall mounted video entry intercom system. Underfloor heating. Thermostat control.

LOUNGE/KITCHEN/DINER

27' 4" x 16' 11" (8.34m x 5.16m)
Double glazed uPVC patio doors, leading to two terraces. Stunning water views. Additional double glazed uPVC circular window to side. Laminate wood effect flooring. Underfloor heating. Telephone point. TV aerial point. Thermostat control. Open plan living. Modern fitted kitchen. Tiled flooring. Modern fitted wall and base units with work surfaces incorporating stainless steel sink. Ample storage. Built in oven and four ring electric hob with stainless steel extractor hood over. Splash back. Extractor fan. Space for fridge freezer. Integrated washer/dryer and dishwasher. Spotlights.

LARGE TERRACE

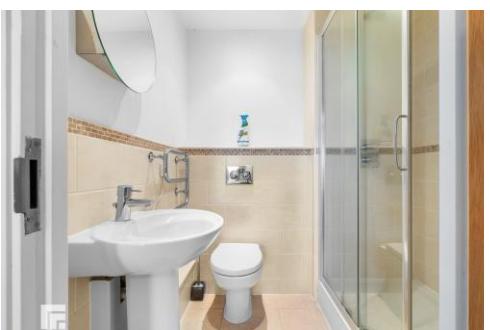
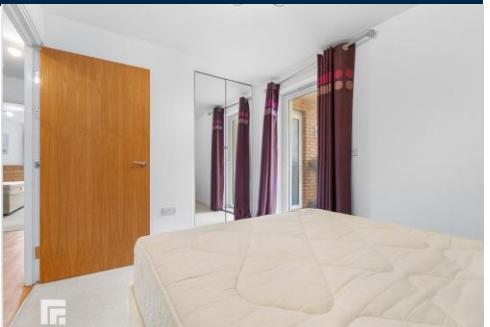
10' 8" x 12' 7" (3.27m x 3.86m)
Large paved sheltered terrace, with stunning water views and glass surround. Afternoon/evening sun. External lighting. Accessed from the living room.

MASTER BEDROOM

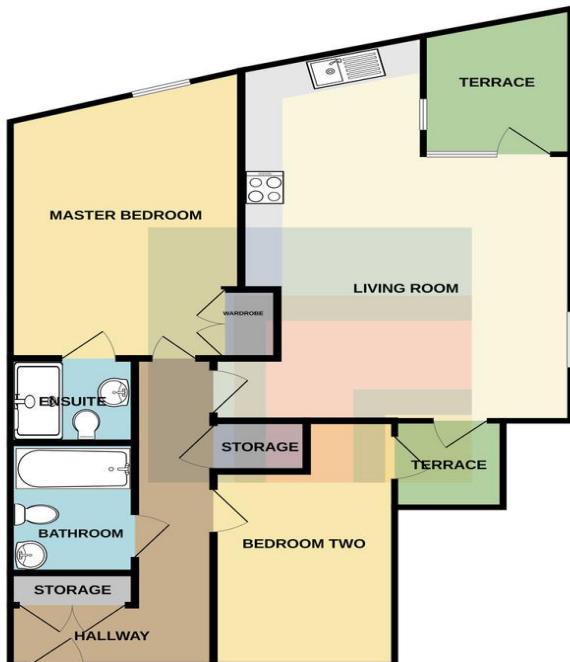
19' 0" x 9' 11" (5.80m x 3.03m)
Double glazed uPVC circular window, with stunning water views. Carpeted flooring. Built in double wardrobe. TV aerial point. Telephone point. Underfloor heating. Thermostat control. Door leading to:-



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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 inaccuracy. The floorplan is for illustrative purposes only and should not be relied on by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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