



**MALAGA HOUSE
PENSTONE COURT
CENTURY WHARF,
CARDIFF BAY
CARDIFF CF10 5NN**

ASKING PRICE OF
£185,000



ONE BEDROOM APARTMENT



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****IMMACULATELY PRESENTED* NO CHAIN**** MGY are delighted to bring to market this immaculately presented one bedroom, fourth floor apartment situated within the highly sought after development, Century Wharf. The modern accommodation comprises entrance hallway, large lounge/diner, kitchen, bedroom and bathroom. The extremely spacious property further benefits from a balcony with water views, double glazing throughout, video entry intercom system 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. No chain. EWS1 form in place. *Viewing highly recommended.*

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 764.24 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate wood effect flooring. Underfloor heating. Wall mounted video entry intercom system. Storage cupboard, housing hot water tank. Thermostat control. Spotlights.

LOUNGE/DINER

19' 11" x 15' 1" (6.08m x 4.62m)

Extremely spacious living room. Large double glazed uPVC window to front. Laminate wood effect flooring. Space for dining. Underfloor heating. T.V Aerial point. Telephone point. Thermostat control. Open plan living. Door to balcony with water views.

KITCHEN

7' 6" x 9' 10" (2.30m x 3.00m)

Tiled flooring. Modern fitted wall and base units, with work surfaces incorporating double stainless steel sink and drainer. Ample storage, with under unit spotlights. Built in oven and four ring electric hob, with stainless steel extractor hood over. Splash back. Integrated dishwasher and washer/dryer. Space for fridge freezer. Underfloor heating. Thermostat control. Extractor fan. Spotlights.

BEDROOM

23' 10" x 8' 9" (7.27m x 2.67m)

Large double bedroom. Double glazed uPVC window and patio door, leading to large balcony with water views. Laminate wood effect flooring. Underfloor heating. Two built in double wardrobes. T.V Aerial point. Telephone point. Thermostat control.

BATHROOM

8' 9" x 7' 2" (2.69m x 2.20m)

Modern bathroom. Tiled flooring. Fully tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Panelled bath, with mains shower over and glass shower screen. Heated towel rail. Shaver point. Extractor fan. Spotlights.

BALCONY

Large decked balcony with water views, with glass surround. External lighting. Accessed from the lounge/diner.

PARKING

Secure gated access to one allocated undercroft parking space. Ample 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 £2,813 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, video entry intercom system, CCTV, reserve fund, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, secure gated fob access to an allocated parking space, visitor parking and parking management. Ground rent £193 per annum.

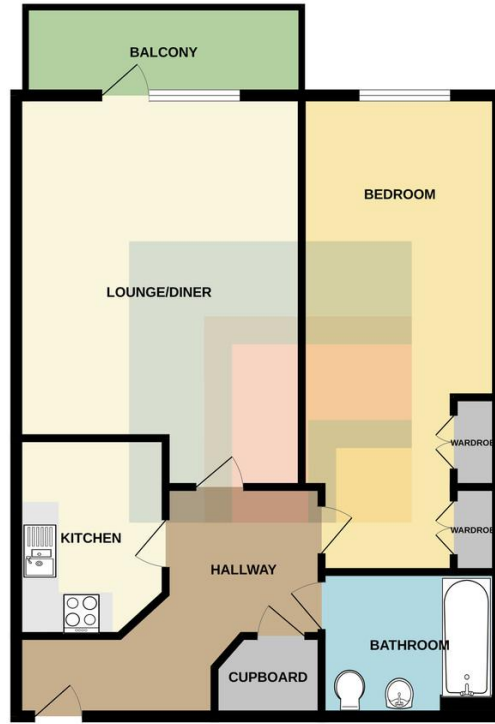


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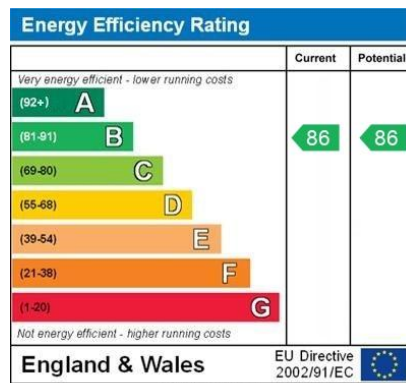


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FOURTH FLOOR



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