



**MARSEILLE HOUSE**  
**CENTURY WHARF**  
**CARDIFF**  
**CF10 5NY**

ASKING PRICE OF  
**£155,000**



**ONE BEDROOM APARTMENT**



**1**



**1**



**1**



**1**

**\*ONE BEDROOM APARTMENT\* NO CHAIN\***  
MGY are delighted to bring to market this ground floor, one bedroom apartment situated within the popular development of Century Wharf. The accommodation briefly comprises entrance hallway, lounge/kitchen, bedroom and bathroom. The property further benefits from being chain free, underfloor heating, double glazing throughout, and a video entry intercom system. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. Allocated parking space, visitor parking and bike storage. EWS1 form in place. Ideal first time purchase or investment opportunity. Viewing highly recommended.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 592 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door with security spy hole, leading from communal hallway. Wall mounted video entry intercom system. Carpeted flooring. Storage cupboard, housing hot water tank.

#### **LOUNGE/KITCHEN**

25' 3" x 11' 8" (7.70m x 3.58m)

Spacious living area. Carpet to floor with underfloor heating. TV and telephone point. Power points. Pendant light fittings. Double glazed uPVC windows to front. Ample natural daylight. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over. Ample storage with over unit lighting. Tiled flooring. Four ring electric hob with extractor above. Splash back. Integrated washer/dryer. Space for fridge/freezer.

#### **BEDROOM**

12' 2" x 9' 1" (3.71m x 2.79m)

Double glazed uPVC window to front. Carpet to floor with underfloor heating. Pendant light fitting. Power points. Built in double wardrobe.

#### **BATHROOM**

Tiled flooring with underfloor heating and partially tiled walls. White three-piece-suite comprising WC, wall mounted wash hand basin with mixer tap over and panelled bath with glass shower screen, mixer tap over and electric shower above. Extractor. Heated towel rail. Spotlights.

#### **PARKING**

Secure gated access to an allocated 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.

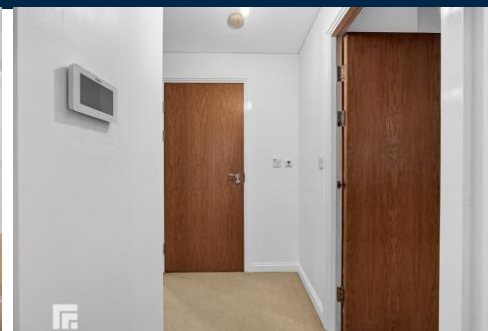
#### **TENURE**

MGY are advised that the property is leasehold with a term of 999 years from 2001. Service charges of £2,790 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, reserve fund contribution, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £164 per annum.

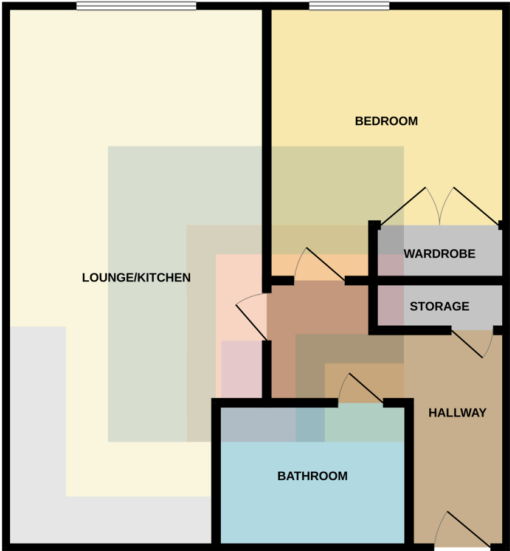




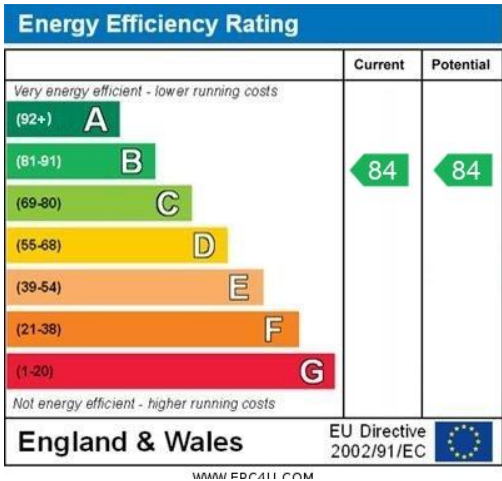
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Made with floorplan CD205



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