



CAPRI HOUSE
LYNTON COURT
CARDIFF CF10 5NG

ASKING PRICE OF
£295,000



TOP FLOOR THREE BEDROOM APARTMENT



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****SPACIOUS, THREE BEDROOM, TOP FLOOR APARTMENT IN CARDIFF BAY* NO CHAIN**** MGY are delighted to bring to market this beautifully presented, three bedroom, top floor apartment situated within the popular gated development of Century Wharf. The accommodation briefly comprises entrance hallway, lounge/kitchen, three large double bedrooms - master with ensuite and bathroom. The property further benefits from double glazing throughout, security video entry system and an allocated undercroft parking space as well as 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. *Viewing highly recommended*

TENURE: LEASEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,302 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Spotlights. Wall mounted video entry intercom system. Doors leading to all rooms. Two storage cupboards, one housing hot water tank.

LOUNGE/KITCHEN

31' 2" x 15' 5" (9.50m x 4.70m)
Laminate flooring. Spotlights and pendant light fittings. Power points. Wall mounted electric heaters. TV and telephone point. 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. Intergrated appliances such as dishwasher, drinks fridge, and fridge/freezer. Space for washing machine and free standing oven with fitted extractor above. Double glazed uPVC French doors opening onto Juliet balcony.

MASTER BEDROOM

15' 1" x 15' 8" (4.60m x 4.80m)
Laminate flooring. Pendant light fitting. Power points. Wall mounted electric heater. Two large double glazed uPVC doors that open onto Juliet balcony. Door to ensuite. Fitted wardrobes.

ENSUITE

6' 3" x 6' 11" (1.91m x 2.11m)
Tiled flooring and walls. Walk in shower cubide with mains powered shower over. WC. Vanity wash hand basin with mixer tap over and storage beneath. Spotlights. Heated towel rail. Shaver point. Extractor.

BEDROOM TWO

19' 5" x 10' 2" (5.94m x 3.10m)
Large double bedroom. Laminate flooring. Double glazed uPVC window. Pendant light fitting. Power points. Wall mounted electric heater. Fitted wardrobes.

BEDROOM THREE

19' 5" x 10' 5" (5.94m x 3.20m)
Large double bedroom. Laminate flooring. Pendant light fittings. Wall mounted electric heater. Power points. Double glazed uPVC window.

BATHROOM

6' 3" x 7' 3" (1.91m x 2.21m)
Tiled flooring and walls. White three-piece-suite comprising panelled bath with mixer tap over and mains powered shower above, vanity wash hand basin with mixer tap over and storage beneath and WC. Extractor.

PARKING

One 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 term of 999 years from 2001. Service charges of £3,466.76 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, an allocated undercroft parking space, visitor parking and parking management. Ground rent £155.76 per annum.

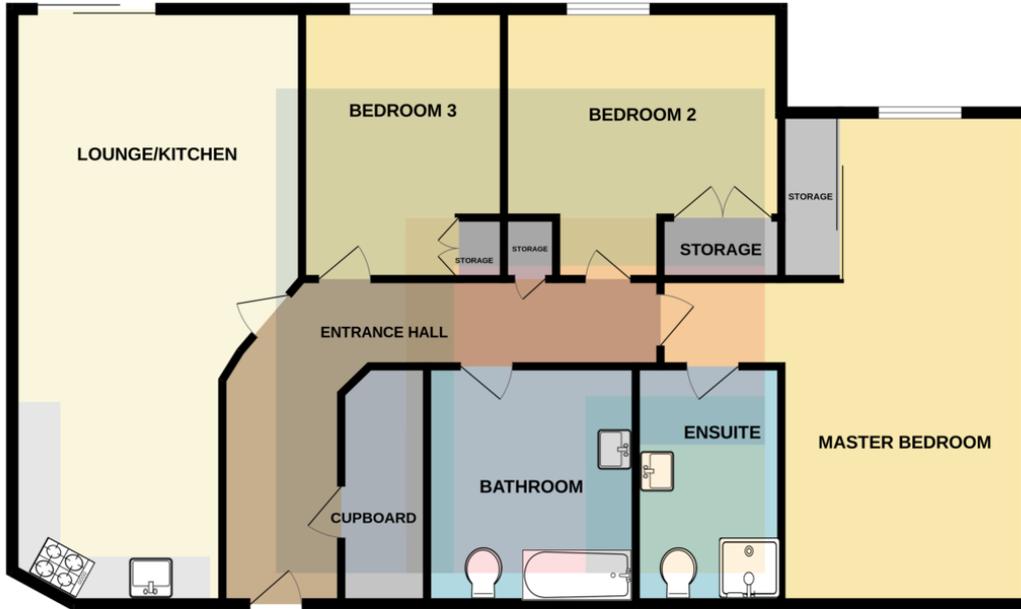


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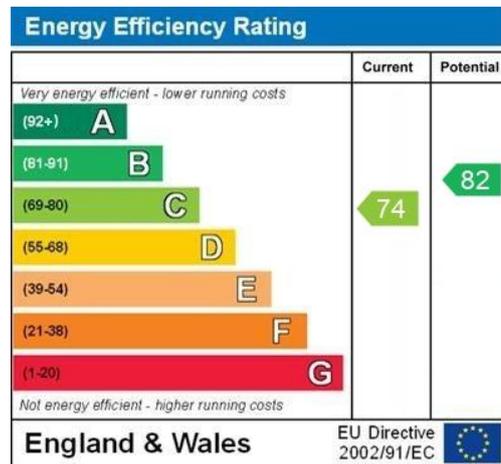


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TOP FLOOR



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CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
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