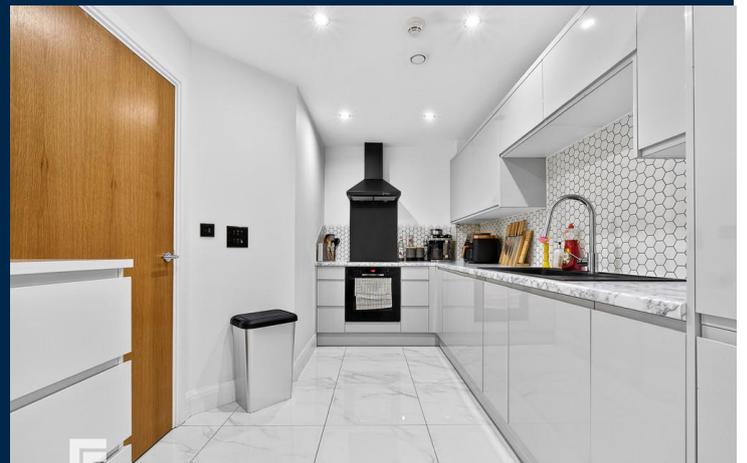
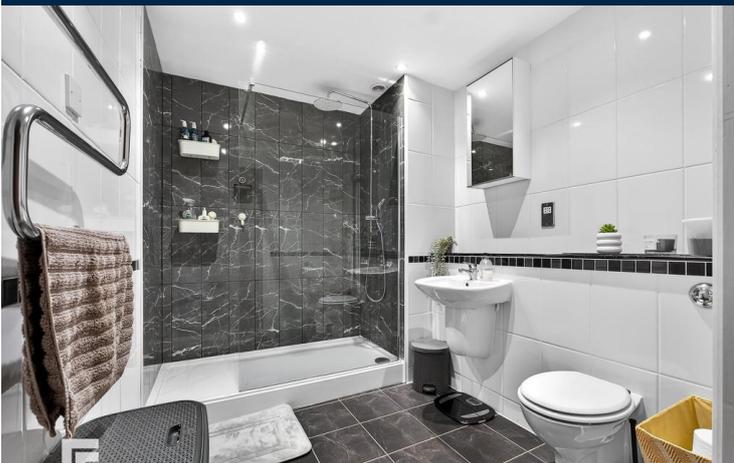




PORTO HOUSE
PENSTONE COURT
CARDIFF CF10 5NP

ASKING PRICE OF
£185,000



SECOND FLOOR



1



1



1



1

****IMMACULATELY PRESENTED WATERFRONT APARTMENT**** An immaculate second floor apartment with lovely river views situated within the popular and gated development of Century Wharf which offers 24-hour concierge and onsite leisure facilities. The property is within walking distance to Mermaid Quay and within proximity to Cardiff City Centre. Public transport easily accessible. The accommodation briefly comprises; lounge/dining room, newly fitted separate kitchen/breakfast room, large double bedroom with built-in wardrobes and bathroom. The property also has an undercroft allocated parking space with electric car charging point. EWS1 form in place. Viewing recommended.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 753 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

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 £3100 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, reserve fund contribution, regular cleaning and refuse disposal, bike storage, secure gated access to an allocated undercroft parking space, visitor parking and parking management. Ground rent £257 per annum.

ENTRANCE HALL

Entered via wood door with spy hole. Laminate floor. Inset spotlights to ceiling. Storage cupboard housing hot water tank. Alarm panel. Video phone entry system. Power points.

LOUNGE/DINER

20' 1" x 14' 10" (6.129m x 4.540m)
uPVC double glazed window to rear with lovely river views. Laminate floor. Television aerial. Telephone point. Power points.

KITCHEN

7' 11" x 14' 9" (2.416m x 4.51m)
Newly fitted kitchen done to a high standard. Tiled floor. Inset spotlights to ceiling. A range of wall and base units with round edge work surfaces incorporating; one and a half bowl stainless steel sink with mixer taps and drainer. Under unit spotlights. Integrated appliances include electric cooker with stainless steel extractor fan over, oven, washing machine, dishwasher and fridge freezer. Power points.

BEDROOM

24' 6" x 8' 11" (7.47m x 2.74m)
uPVC double glazed window to rear with river views. Carpeted flooring. Two built-in wardrobes with hanging and shelving. Television aerial. Power points

PARKING

Allocated undercroft parking space with an electric car charging point. Visitor parking.

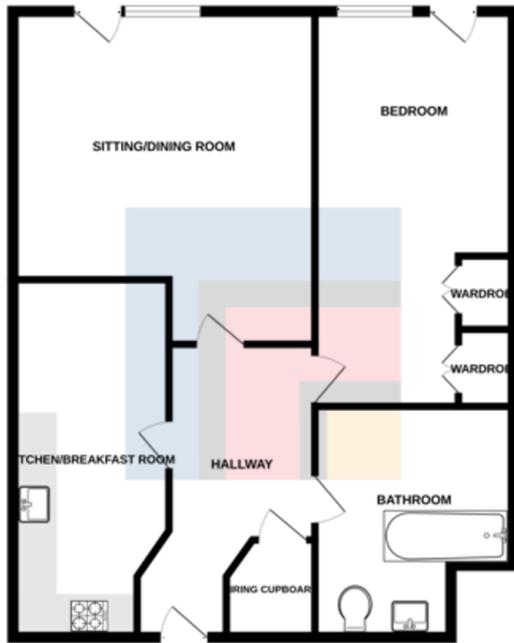


PORTO HOUSE, PENSTONE COURT, CARDIFF CF10 5NP



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SECOND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan compared to measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with Hozon 12/12

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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