

Porto House,

Penstone Court, Century Wharf, CF10 5NP



Estate Agents and
Chartered Surveyors

Asking Price Of

£184,950



One Bedroom Apartment



Property Description

****SUPERB WATER VIEWS* NO CHAIN**** MGY are pleased to present for sale a larger than average one bedroom, fifth floor apartment with stunning views across Cardiff Bay, towards Penarth and beyond. This popular gated development, Century Wharf benefits from a concierge service and leisure facilities including a gym, swimming pool, sauna and jacuzzi. The spacious accommodation comprises of entrance hall, open plan lounge/dining area and kitchen, double bedroom, bathroom and large decked balcony. The modern apartment further benefits from double glazing throughout and an allocated undercroft parking space. EWS1 form in place. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 764 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate wood effect flooring. Wall mounted video entry intercom system. Spotlights. Storage cupboard, housing hot water tank. Wall mounted electric panel heater.

KITCHEN/LOUNGE/DINER

32' 0" x 15' 1" (9.76m x 4.62m)
Extremely spacious living area. Double glazed uPVC windows, with excellent views of Cardiff Bay towards Penarth and beyond. Laminate wood effect flooring in living area and tiled flooring in the kitchen. TV aerial point. Telephone point. Wall mounted electric panel heater. Fitted kitchen with base and wall units and round edge work surfaces incorporating one and a half stainless steel sink unit, with mixer tap. Under unit lighting. Built in oven, four ring electric hob and stainless steel extractor hood over. Splash back. Built in washer/dryer and slimline dishwasher. Space for fridge/freezer. Extractor fan. Spotlights. Open plan living.

BEDROOM

19' 9" x 8' 8" (6.04m x 2.66m)
Double glazed uPVC doors leading onto decked balcony, with excellent views of the River Taff, Cardiff Bay & beyond. Ample natural daylight. Large double bedroom. Carpeted flooring. TV Aerial point. Telephone point. Built in double wardrobe, with hanging and shelving. Wall mounted electric panel heater.

BALCONY

Large decked balcony with fantastic river views and glass surround. Ample sun. External lighting. Accessed from the bedroom.

BATHROOM

8' 9" x 7' 1" (2.68m x 2.18m)
Modern bathroom. Tiled flooring. Fully tiled walls. Panelled bath with shower over and glass shower screen. Wall mounted wash hand basin. W.C. Heated towel rail. Shaver point. Wall mounted mirror. Spotlights.

PARKING

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.

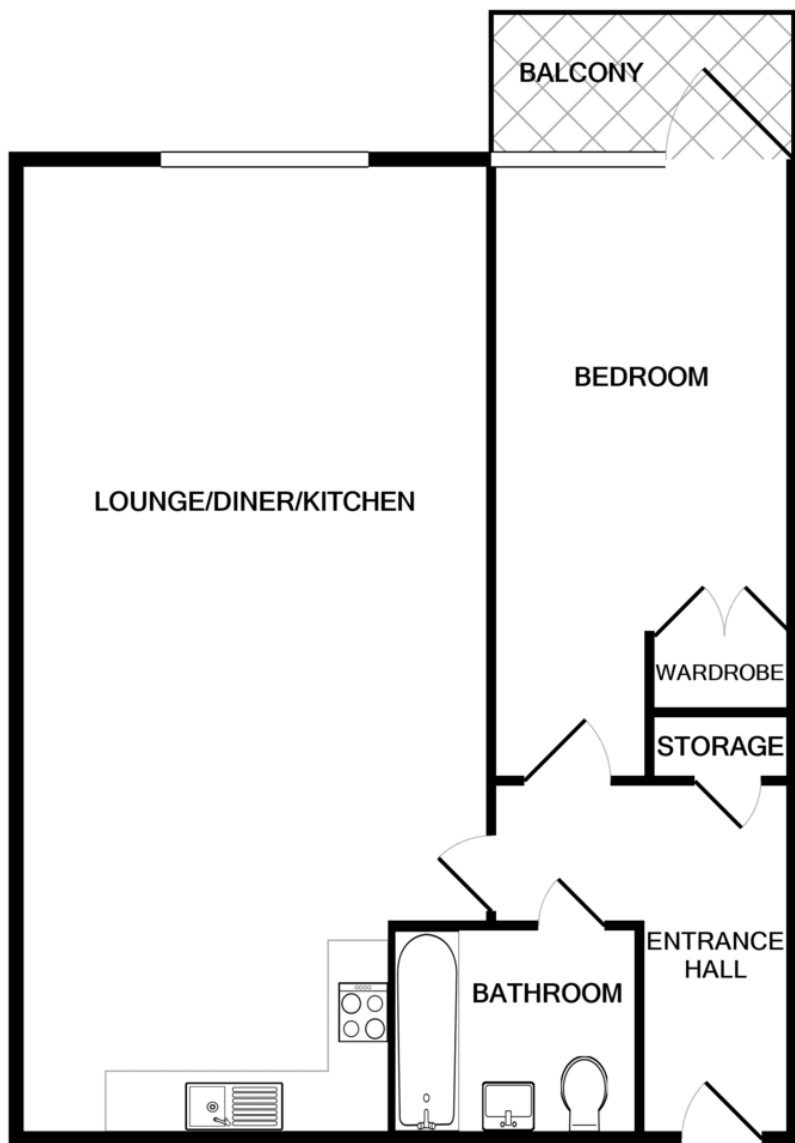
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,800 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, 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 £248 per annum.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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South Glamorgan, CF10 5EE



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