

Prague House, Ezel Court, Century Wharf, Cardiff, CF10 5NS



Estate Agents and
Chartered Surveyors

Asking Price Of

£189,950



Two Bedroom Apartment



Property Description

****IMMACULATELY PRESENTED* NO CHAIN**** MGY are pleased to present for sale, a spacious two bedroom, first floor apartment within the highly sought after development, Century Wharf. The accommodation comprises of entrance hall to living room, decked balcony, separate fitted kitchen, bathroom and two double bedrooms, one with e- suite. The property further benefits from double glazing throughout, additional Juliette balcony, video entry security system, underfloor heating 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. Viewing highly recommended. No chain.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 829 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Very spacious. New laminate, wood effect flooring. Storage cupboard, housing hot water tank. Wall mounted video entry intercom system. Spotlights.

LIVING ROOM

15' 7" x 14' 11" (4.75m x 4.57m)
Double glazed uPVC patio doors and window to decked balcony. New laminate, wood effect flooring. Telephone point. TV aerial point.

SEPARATE KITCHEN

15' 7" x 6' 11" (4.75m x 2.12m)
Double glazed uPVC window, to front aspect. Entered via wooden door from the living room. Tiled flooring. Modern fitted units, with work surfaces incorporating stainless steel sink with hot and cold tap. Ample storage. Over and under unit lighting. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splash back. Extractor fan. Integrated fridge freezer, washer/ dryer and dishwasher. Spotlights.

MASTER BEDROOM

15' 10" x 13' 1" (4.85m x 3.99m)
Double glazed uPVC window and patio door, to Juliette balcony. Extremely spacious double bedroom. New carpeted flooring. Built in double wardrobe. TV aerial point. Telephone point. Door to:-

EN-SUITE

7' 0" x 4' 11" (2.15m x 1.52m)
Tiled flooring. Fully tiled walls. Large shower cubicle. Wall mounted wash hand basin. W.C. Heated towel rail. Shaver point. Spotlights.

BEDROOM TWO

11' 3" x 9' 1" (3.45m x 2.77m)
Double glazed uPVC patio door, leading to decked balcony. Double bedroom. New carpeted flooring. Built in wardrobe. TV aerial point. Telephone point.

BATHROOM

7' 1" x 6' 5" (2.17m x 1.98m)
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. Spotlights.

BALCONY

Large decked balcony, with glass and wood surround. Accessed from the living room and bedroom two.

PARKING

Allocated undercroft parking space. Visitor parking.

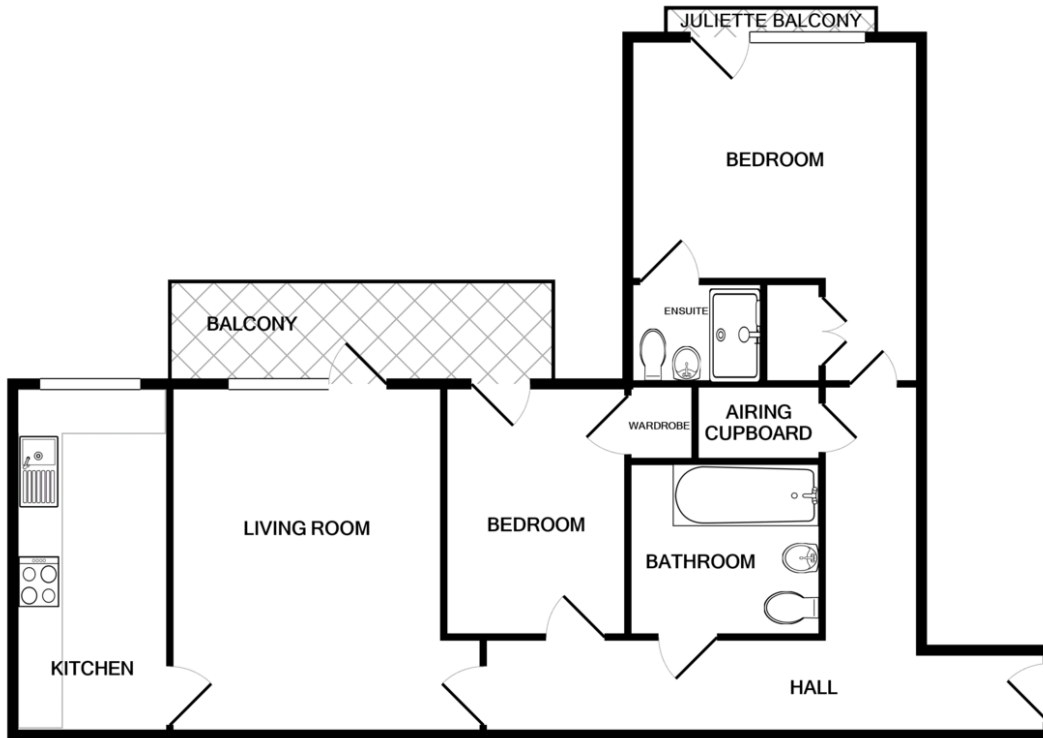
TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from 2001. Service charges of £2,801.40 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, lift maintenance, 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 £232 per annum.

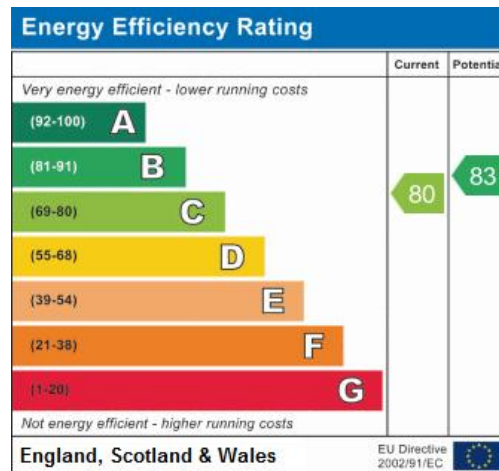
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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Cardiff 029 2046 5466

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



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