



PALMA HOUSE
JUDKIN COURT
CENTURY WHARF
CARDIFF CF10 5AX

ASKING PRICE OF
£295,000



ELEVATED GROUND FLOOR APARTMENT



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****IMMACULATELY PRESENTED* LARGE TERRACE WITH WATER VIEWS* NO CHAIN**** MGY are delighted to bring to market this elevated ground floor, two double bedroom apartment in Century Wharf, Cardiff Bay. The high specification apartment is generously sized throughout and benefits from a large terraced area accessible from the open plan lounge/dining area leading to fitted kitchen. The accommodation briefly comprises entrance hallway (with storage cupboard), large open plan lounge/diner/kitchen area, two double bedrooms - master en suite, main bathroom. The property further benefits from electric heating, double glazing throughout, an allocated undercroft parking space, onsite leisure facilities and 24 hour concierge service. EWS1 form in place.

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,055 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Wall mounted video entry intercom system. Laminate wood effect flooring. Wall mounted electric heater. Doors to all rooms and storage cupboard. Coving to ceiling. Spotlights.

LOUNGE/DINER

24' 2" x 15' 9" (7.37m x 4.81m)
Double glazed uPVC windows to front aspect with doors leading to private terrace. Spacious open plan living area with space for dining. Laminate wood effect flooring. Wall mounted electric heaters. T.V Aerial point. Telephone point. Coving to ceiling. Spotlights.

KITCHEN

10' 1" x 10' 8" (3.08m x 3.27m)
Large modern kitchen with uPVC double glazed window. Tiled flooring. Part tiled walls. Wall, base and drawer units, with work surfaces incorporating stainless steel sink, with mixer tap. Ample storage across three walls. Integrated oven and four ring electric hob, with extractor hood over. Space for washing machine and dishwasher. Space for fridge freezer. Spotlights and under unit lighting.

MASTER BEDROOM

14' 1" x 15' 2" (4.30m x 4.63m)
Double glazed uPVC window. Double bedroom. Laminate wood effect flooring. Built in double wardrobe. Coving to ceiling. Spotlights. Wall mounted electric heater. T.V Aerial point. Door leading to en-suite:

ENSUITE

9' 1" x 6' 8" (2.78m x 2.05m)
Fully tiled walls and floor. Modernised white three-piece-suite comprising WC, wall mounted wash hand basin with mixer tap over, and walk in shower with additional shower head attachment. Spotlights. Chrome towel rail. Shaver point. Wall mounted vanity mirror. Thermostat control. Door to storage cupboard housing hot water tank.

BEDROOM TWO

14' 0" x 11' 10" (4.29m x 3.63m)
Double glazed uPVC windows to one corner. Double bedroom. Laminate wood effect flooring. Built in double wardrobe. Coving to ceiling. Spotlights. Wall mounted electric heater. T.V Aerial point.

BATHROOM

6' 9" x 6' 0" (2.08m x 1.83m)
Fully tiled walls and floor. Modernised white three-piece-suite comprising WC, wall mounted wash hand basin with mixer tap over, and panelled bath with hot and cold tap over and additional shower head attachment. Glass shower screen. Spotlights. Chrome towel rail. Shaver point. Wall mounted vanity mirror. Thermostat control.

TERRACE

24' 0" x 16' 0" (7.33m x 4.89m)
Exceptionally large private paved terrace with water views. Accessed from the lounge/diner.

FACILITIES

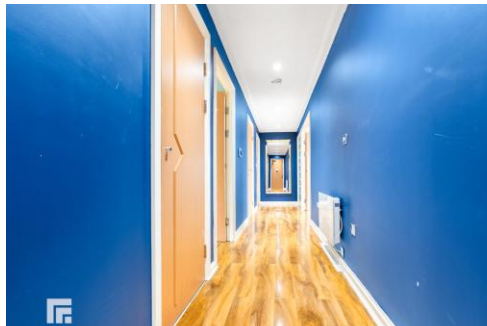
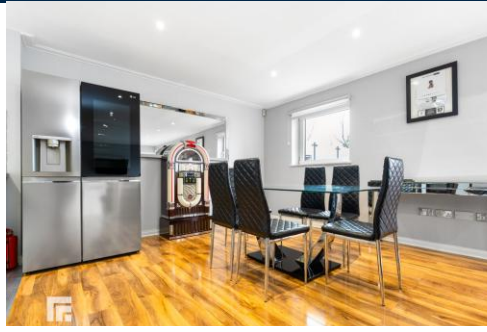
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3,383.88 per annum, which includes water rates, building insurance, reserve fund, onsite concierge and leisure facilities, lift maintenance, CCTV, maintenance of internal and external communal areas, annual boiler servicing, regular cleaning and refuse disposal, bike storage, an allocated undercroft parking space, visitor parking and parking management. Ground rent £88.50 per annum.

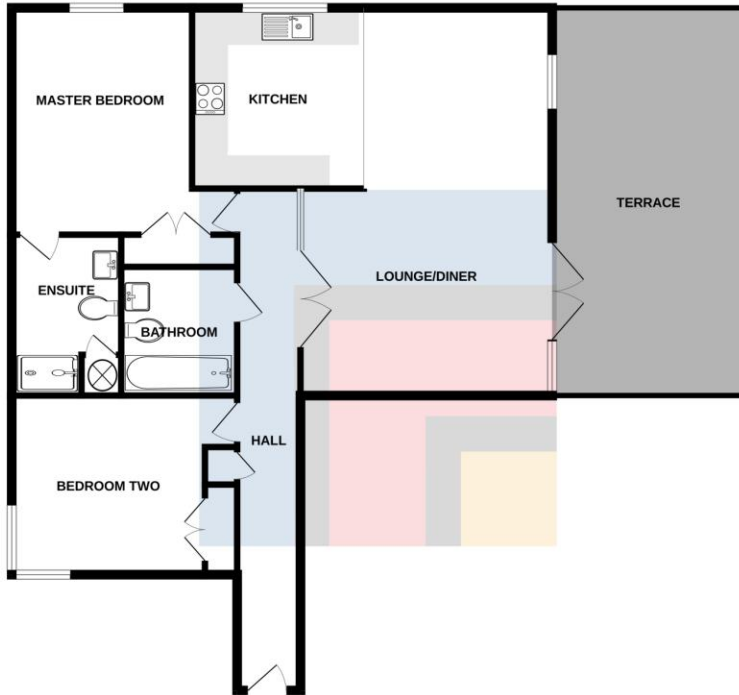


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ELEVATED GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for any prospective purchase. 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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