

# Bordeaux House, Penstone Court

Century Wharf, Cardiff Bay, Cardiff, CF10  
5NP

Asking Price Of

**£175,000**



Estate Agents and  
Chartered Surveyors



One Bedroom Apartment



# Property Description

**\*\*IDEAL FIRST TIME PURCHASE\* GREAT WATER VIEWS\* NO CHAIN\*\*** MGY are pleased to present for sale a spacious one bedroom, second floor apartment, within the popular development of Century Wharf. The modern accommodation comprises of entrance hall to open plan living room, kitchen/diner and large double bedroom with modern bathroom. The property further benefits from great water views, double glazing, electric underfloor heating throughout, security video entry system and an allocated undercroft parking space. The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa. EWS1 form in place. Ideal first time purchase. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 667 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Porcelain flooring. Wall mounted video entry intercom system. Large storage cupboard, housing hot water tank. Thermostat.

## LIVING ROOM/KITCHEN

13' 2" x 23' 1" (4.02m x 7.06m)  
Large double glazed uPVC window to front. Ample natural daylight. Porcelain tiled flooring. Underfloor heating. T.V Aerial point. Telephone point. Thermostat. Modern wall and base units, with work surfaces incorporating composite sink with hot and cold tap and electric four ring hob. Ample storage. Under unit spotlights. Tiled splash back. Space for oven, washer/dryer and dishwasher. Space for fridge freezer. Underfloor heating. Thermostat. Spotlights.

## BEDROOM

13' 1" x 10' 1" (4.00m x 3.09m)  
Double glazed uPVC window to front, with great water views. Ample natural daylight. Extremely spacious. Carpeted flooring. Built-in double wardrobes. TV Aerial point. Telephone point. Underfloor heating. Thermostat.

## BATHROOM

11' 9" x 6' 3" (3.60m x 1.92m)  
Tiled flooring. Fully tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Panelled bath with hot and cold tap, mains shower over and glass shower screen. Heated towel rail. Wall mounted mirror. Shaver point. Extractor fan. Spotlights

## FACILITIES

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

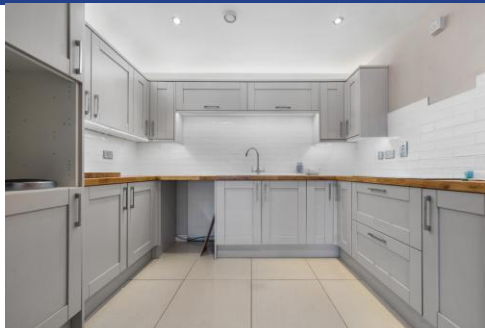
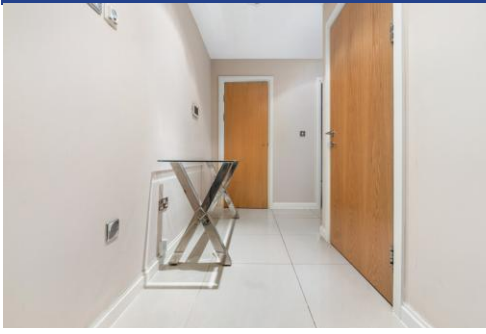
## PARKING

An allocated undercroft parking space. Visitor parking.

## TENURE

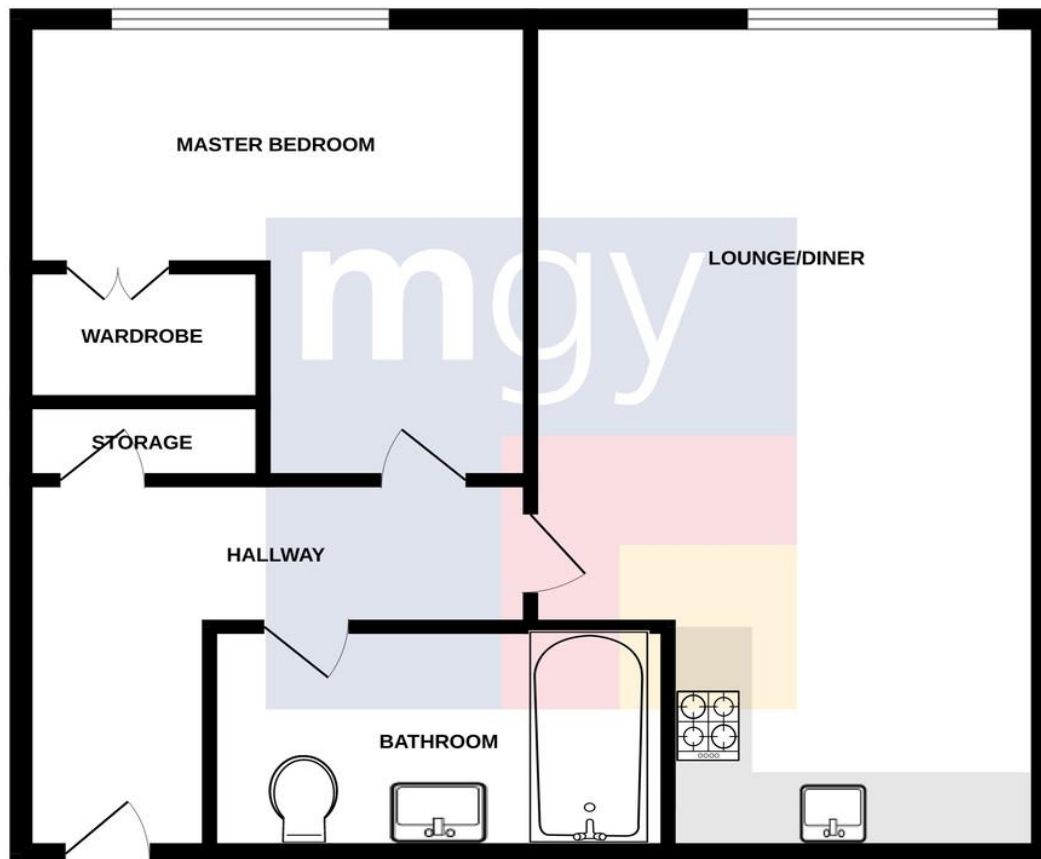
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of approx. £2,500 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, lift maintenance, maintenance of internal and external communal areas, bike storage, regular cleaning, refuse disposal, an allocated undercroft parking space and visitor parking. Ground rent approx. £250 per annum.

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## FIRST 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 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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