

**PORTO HOUSE**  
PENSTONE COURT  
CENTURY WHARF  
CF10 5NP

ASKING PRICE OF  
**£175,000**



**ONE BEDROOM APARTMENT**



**1**



**1**



**1**



**1**

**\*\*FANTASTIC WATER VIEWS\* NO CHAIN\*\***  
MGY are pleased to present for sale this spacious, elevated ground floor apartment stunning water 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 close proximity to Cardiff City Centre. Public transport easily accessible. The accommodation briefly comprises entrance hall, lounge/kitchen/diner, large double bedroom, bathroom and terrace with fantastic water views of Cardiff Bay and beyond. The property also benefits from underfloor heating, double glazing throughout, an allocated parking space, visitor parking and bike storage. EWS1 form in place. No chain. Viewing recommended.

#### ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Wall mounted video entry system. Pendant light fitting. Doors to all rooms and one storage cupboard which houses the hot water tank.

#### LOUNGE/DINER/KITCHEN

15' 0" x 27' 7" (4.59m x 8.42m)  
Laminate flooring with underfloor heating. Pendant light fitting with additional wall lights and spotlights. Power points. TV and telephone point. Modernised kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink and drainer with hot and cold tap over and four ring electric hob with extractor above and oven beneath. Integrated appliances such as dishwasher, fridge/freezer and washing machine. Power points. Wall mounted electric heater. Large double glazed uPVC floor to ceiling window with additional door alongside providing access to terrace.

#### BEDROOM

11' 2" x 18' 6" (3.42m x 5.64m)  
Carpet to floor with underfloor heating. Wall mounted electric heater. Pendant light fitting. Built in fitted double wardrobe. Double glazed uPVC door leading to terrace and two additional floor to ceiling windows providing incredible water views. Power points.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 646 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BATHROOM

7' 1" x 8' 9" (2.18m x 2.68m)  
Tiled flooring and walls. Spotlights. White three-piece-suite comprising panelled bath with hot and cold tap over and mains powered shower above, WC, and wall mounted wash hand basin with mixer tap over. Shaver point. Extractor. Wall mounted towel rail.

#### TERRACE

Large paved terrace with glass surround. Stunning water views. Accessed from the living room and bedroom. External lighting.

#### PARKING

One allocated parking space. Ample 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 £2813.92 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, reserve fund contribution, lift maintenance, CCTV, annual boiler servicing, maintenance of internal and external communal areas, bike storage, allocated parking space, visitor parking and parking management. Ground rent £193.14 per annum.

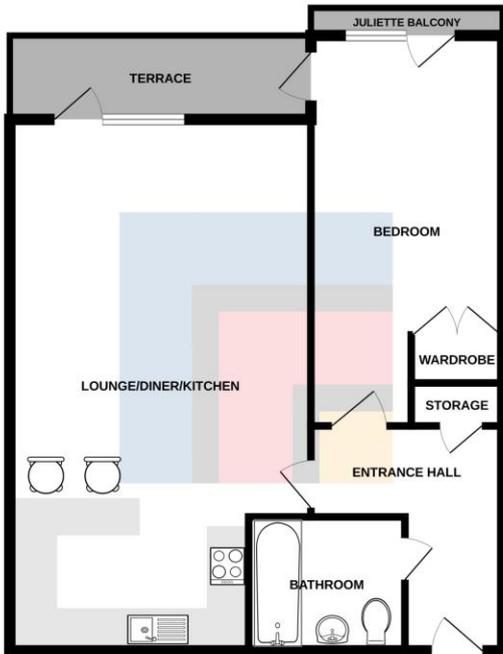


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**CARDIFF** 029 2046 5466

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