



NAPLES HOUSE
JUDKIN COURT
CENTURY WHARF
CARDIFF BAY CF10 5AX

ASKING PRICE OF
£245,000



TWO BEDROOM APARTMENT



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IMMACULATELY PRESENTED, FIRST FLOOR APARTMENT IN THE CENTURY WHARF DEVELOPMENT MGY are delighted to bring to market this two double bedroom, first floor apartment situated in the heart of Cardiff Bay within the popular Century Wharf development. The accommodation briefly comprises entrance hallway, living room, kitchen, two double bedrooms - master ensuite shower room, and family bathroom. The property further benefits from a private balcony, one allocated undercroft parking space and has double glazing and electric heating throughout. ***Viewing highly recommended***

ENTRANCE HALL

Entered via front door leading from communal hallway. Tiled flooring. Coving to ceiling. Spotlights. Wall mounted video entry system. Power points. Wall mounted electric heater. Doors to all rooms.

LIVING ROOM

16' 4" x 14' 5" (5.0m x 4.4m)
Carpet to floor. Pendant light fittings, spotlight and additional wall lighting. Coving to ceiling. Power points. TV and telephone point. Two electric heaters. Double glazed uPVC French doors leading onto private balcony.

KITCHEN

12' 5" x 11' 1" (3.8m x 3.4m)
Continuation of the tiled flooring from hallway. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating electric hob with extractor above and oven beneath, and stainless steel 1.5 sink with mixer tap over. Tiled splashbacks. Integrated fridge/freezer. Space for washing machine and tumble dryer. Spotlights. Power points. Obscure glass wall to create privacy between the living room/kitchen.

MASTER BEDROOM

21' 11" x 10' 9" (6.7m x 3.3m)
Carpet to floor. Pendant light fittings. Wall mounted electric heater. Power points. Fitted wardrobes. Fitted storage around bed. Double glazed uPVC window. Door to :-

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 934 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENSUITE

6' 2" x 5' 10" (1.9m x 1.8m)
Tiled flooring and walls. Spotlights. WC. Vanity wash hand basin with storage beneath and mixer tap over. Walk in shower cubicle with electric shower. Shaver point. Wall mounted mirror and cabinet. Chrome heated towel rail. Extractor fan.

BEDROOM TWO

17' 4" x 10' 9" (5.3m x 3.3m)
Carpet to floor. Pendant light fitting with ceiling rose. Coving. Power points. Wall mounted electric heater. Storage cupboard. Fitted wardrobes.

BATHROOM

6' 10" x 5' 10" (2.1m x 1.8m)
Tiled flooring and walls. WC. Pedestal wash hand basin with mixer tap over. Panelled bath with hot and cold tap over and shower head attachment. Spotlights. Extractor fan.

FACILITIES

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

PARKING

One allocated undercroft parking space. Ample visitor parking.

TENURE

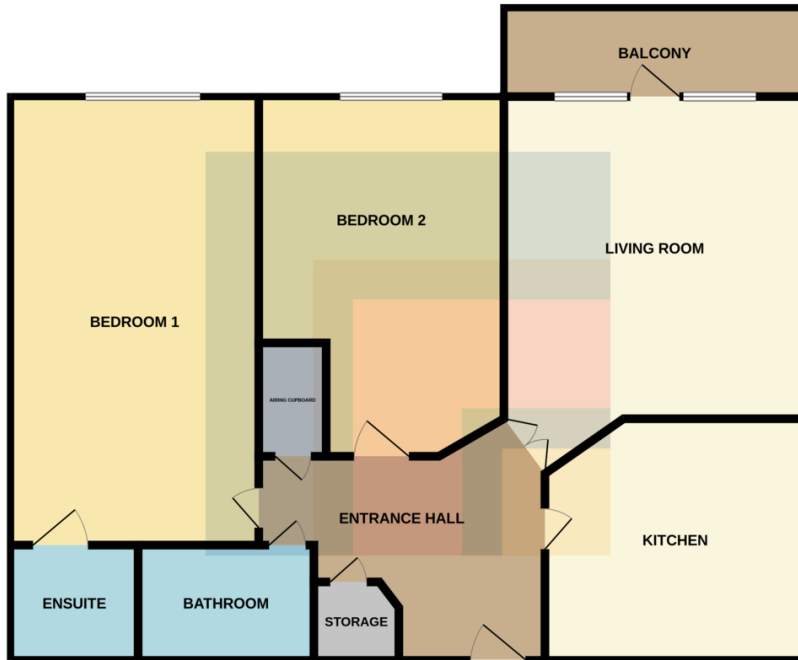
MGY have been advised that the property is LEASEHOLD with a term of 999 years from 2001. There is a service charge of £3,698 per annum, which includes water rates, building insurance, reserve fund contribution, onsite concierge and leisure facilities, annual boiler servicing, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated undercroft parking space, ample visitor parking and parking management. Ground rent £88.50 per annum.



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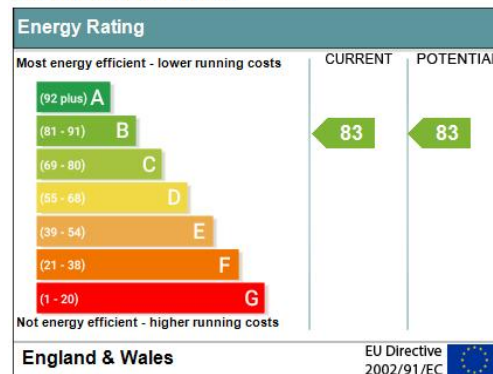


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective 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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