



**MUNICH HOUSE**  
EZEL COURT  
CARDIFF CF10 5NS

ASKING PRICE OF  
**£155,000**



**TOP FLOOR APARTMENT**



**1**



**1**



**1**



**1**

**\*\*IDEAL FIRST TIME PURCHASE\***  
**IMMACULATELY PRESENTED\* NO CHAIN\*\***  
MGY are pleased to present for sale a spacious one bedroom, top floor apartment, within the popular development of Century Wharf. The modern accommodation comprises of entrance hall to spacious living room, modern fitted separate kitchen, exceptionally large bedroom and bathroom. The property further benefits from double glazing throughout, electric underfloor heating, security video entry system and an allocated undercroft parking space. Visitor parking and secure bike storage. 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. Viewing highly recommended.

#### ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate wood effect flooring. Underfloor heating. Wall mounted video entry intercom system. Storage cupboard, housing hot water tank. Thermostat control.

#### LIVING ROOM

19' 9" x 16' 11" (6.03m x 5.16m)  
Large double glazed uPVC window and patio door, leading to balcony. Spacious living room. Laminate wood effect flooring. Underfloor heating. T.V Aerial point. Telephone point. Thermostat.

#### KITCHEN/DINER

14' 0" x 9' 10" (4.28m x 3.01m)  
Large separate kitchen, with space for dining table. Tiled flooring. Modern fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage, with under units spotlights and additional lighting over. Built in oven and four ring electric hob, with stainless steel extractor hood over. Splash back. Integrated fridge/freezer, dishwasher and washer/dryer. Underfloor heating. Thermostat control. Extractor fan. Spotlights.

#### BEDROOM

23' 9" x 9' 8" (7.24m x 2.95m)  
Exceptionally large double bedroom. Double glazed uPVC windows to front. Carpeted flooring. Underfloor heating. Two built in double wardrobes. T.V Aerial point. Telephone point. Thermostat control.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 753.47 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BATHROOM

8' 9" x 7' 1" (2.68m x 2.18m)  
Spacious bathroom. Tiled flooring. Fully tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Panelled bath, with mains shower over and glass shower screen. Wall mounted mirror. Heated towel rail. Shaver point. Extractor fan. Spotlights.

#### BALCONY

Large decked balcony with great views. External lighting. Accessed from the living room.

#### PARKING

Gated access to an allocated undercroft 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.

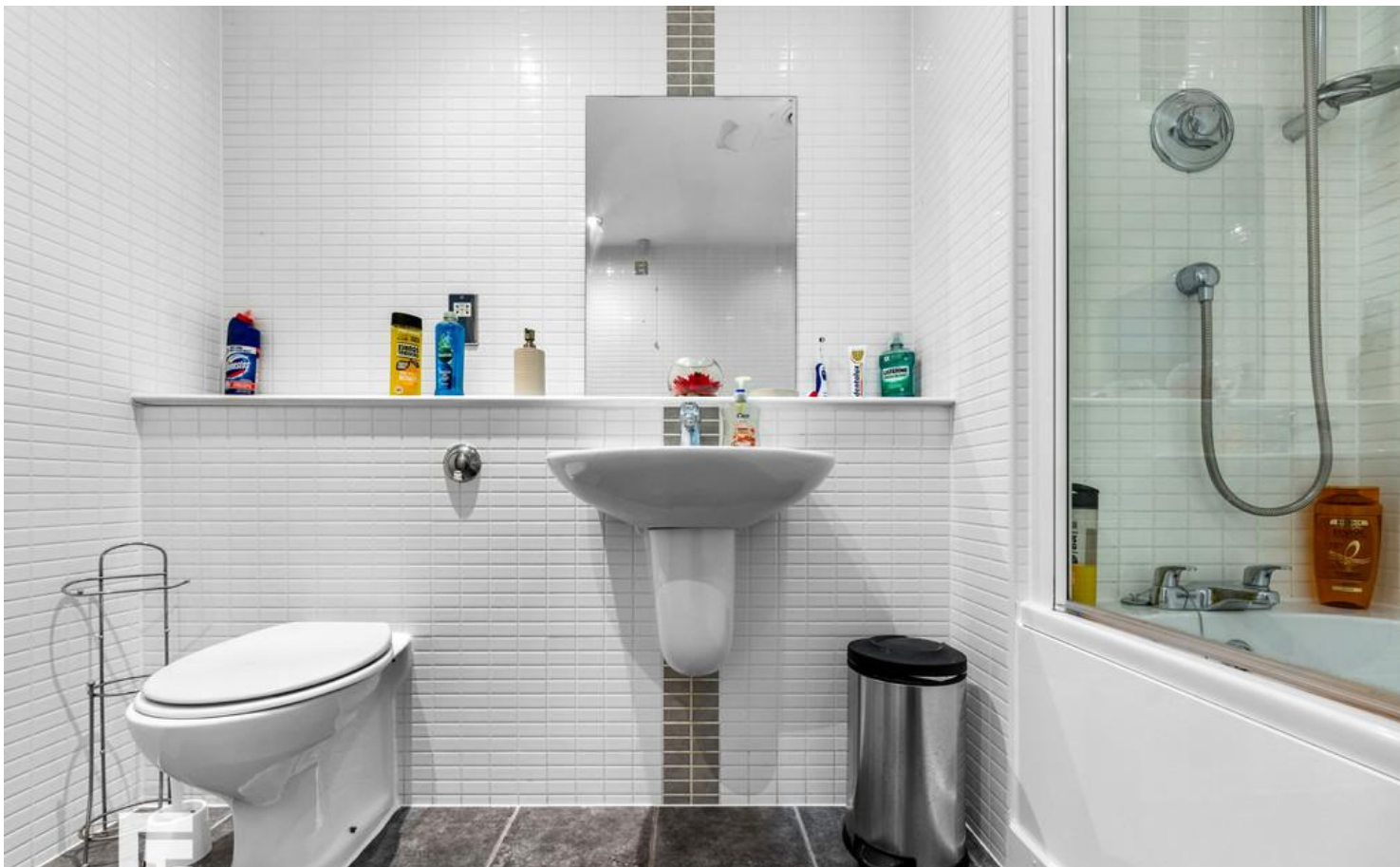
#### TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,838.02 per annum, which includes water rates, building insurance, video entry intercom system, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, reserve fund contribution, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, secure gated access to an allocated undercroft parking space, visitor parking and parking management. Ground rent £210 per annum.





# MUNICH HOUSE, EZEL COURT , CARDIFF CF10 5NS



# MUNICH HOUSE, EZEL COURT , CARDIFF CF10 5NS

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             | 83   B  | 83   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

**CARDIFF** 029 2046 5466

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



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

**MGY.CO.UK**