

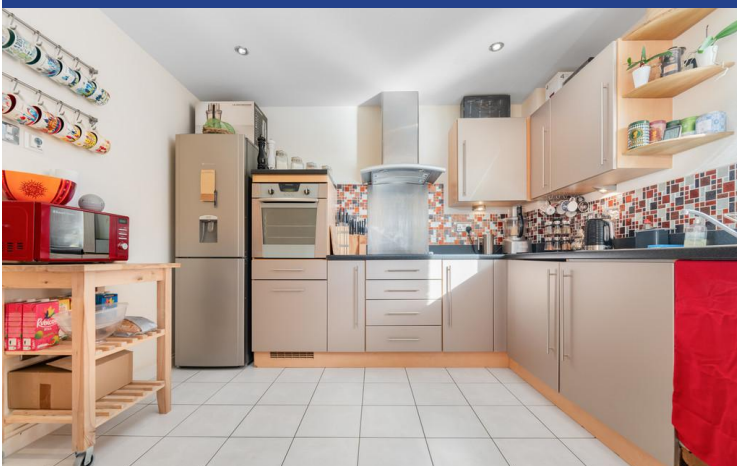
Bordeaux House, Penstone Court, Cardiff Bay, Cardiff, CF10 5NP



Estate Agents and
Chartered Surveyors

Asking Price Of

£295,000



Two Bedroom Apartment

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Property Description

****FANTASTIC WATER VIEWS* IMMACULATELY PRESENTED* NO CHAIN**** MGY are pleased to present for sale, a spacious two bedroom, third floor apartment within the highly sought after development, Century Wharf. A fantastic opportunity to purchase a larger than average two bedroom apartment. The accommodation comprises of large entrance hall to lounge/diner, separate fitted kitchen, two double bedrooms, one with en-suite and bathroom. The property further benefits from two large decked balconies and direct water views, double glazing throughout, video entry intercom system, underfloor heating and an allocated undercroft parking space. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. EWS1 form in place. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 1108 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Laminate wood effect flooring. Two storage cupboards, one housing hot water tank. Video entry intercom system. Thermostat.

LOUNGE/DINER

23' 11" x 16' 4" (7.3m x 5.0m)
Entered via double wooden doors. Italian glazed bricks to side. Double glazed uPVC Bi-fold doors, leading onto large decked balcony. Direct water views of the River Taff. Extremely spacious. Laminate wood effect flooring. Thermostat. TV and telephone point. Double wooden doors, leading to large kitchen.

KITCHEN

10' 9" x 8' 10" (3.3m x 2.7m)
Double glazed uPVC window to side. Large kitchen. Tiled flooring. Wall and base units, with work surfaces incorporating stainless steel sink. Built in oven and four ring electric hob, with stainless steel extractor hood over. Ample storage. Under unit lighting. Integrated dishwasher and washer/dryer. Space for fridge freezer. Extractor fan. Spotlights.

MASTER BEDROOM

17' 8" x 15' 8" (5.4m x 4.8m)
Double glazed uPVC window and patio door to rear, leading to decked balcony. Exceptionally large double bedroom. Carpeted flooring. Two built in double wardrobes. Thermostat. TV and telephone point. Door to:-

EN-SUITE

8' 2" x 6' 10" (2.5m x 2.1m)
Large modern en-suite. Tiled flooring. Fully tiled walls. Double shower cubicle. Wall mounted wash hand basin. W.C. Shaver point. Heated towel rail. Extractor fan. Spotlights.

BEDROOM TWO

15' 8" x 11' 1" (4.8m x 3.4m)
Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. Built in double wardrobe. TV and telephone point. Thermostat.

BATHROOM

7' 6" x 6' 10" (2.3m x 2.1m)
Tiled flooring. Fully tiled walls. Wall mounted wash hand basin. Panelled bath with shower attachment over and glass shower screen. W.C. Shaver point. Heated towel rail. Extractor fan. Spotlights.

PARKING

Allocated undercroft parking space. Ample Visitor parking.

BALCONY

16' 0" x 5' 2" (4.9m x 1.6m)
Large south west facing balcony, with stunning views of the River Taff. Decked, with glass surround. External lighting. Accessed from the living room. Additional balcony accessed from the master bedroom, overlooking the communal grounds.

FACILITIES

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

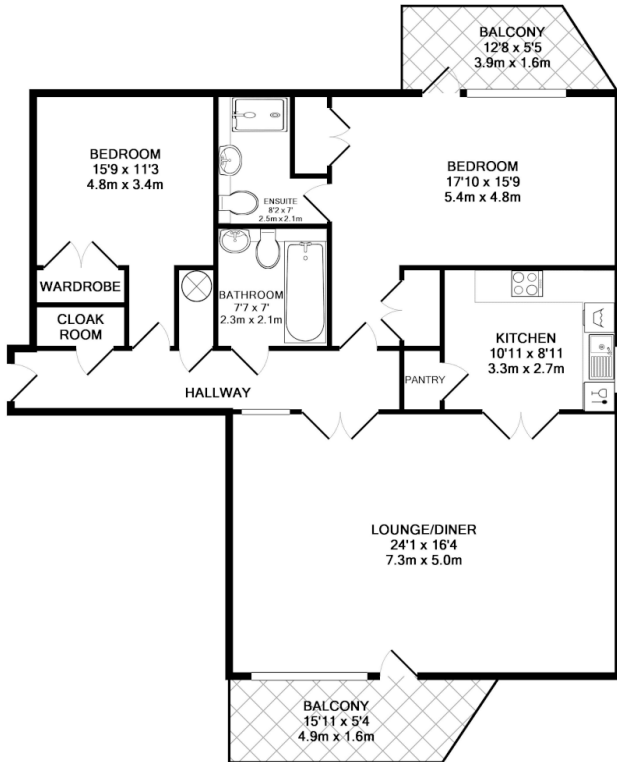
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3,445.68 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, video entry intercom system, CCTV, lift maintenance, annual boiler servicing, reserve fund, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, secure gated fob access to an allocated undercroft parking space, visitor parking and parking management. Ground rent £319.68 per annum.

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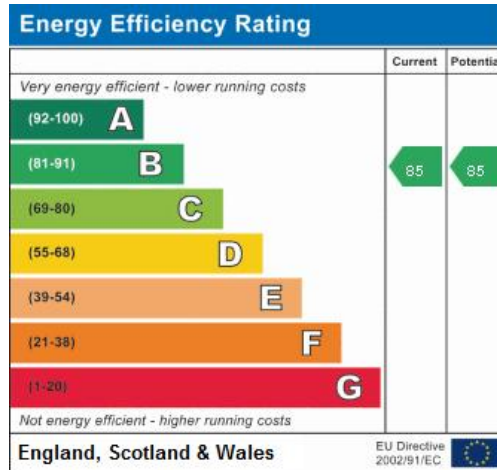


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TOTAL APPROX. FLOOR AREA 1108 SQ.FT. (102.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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