

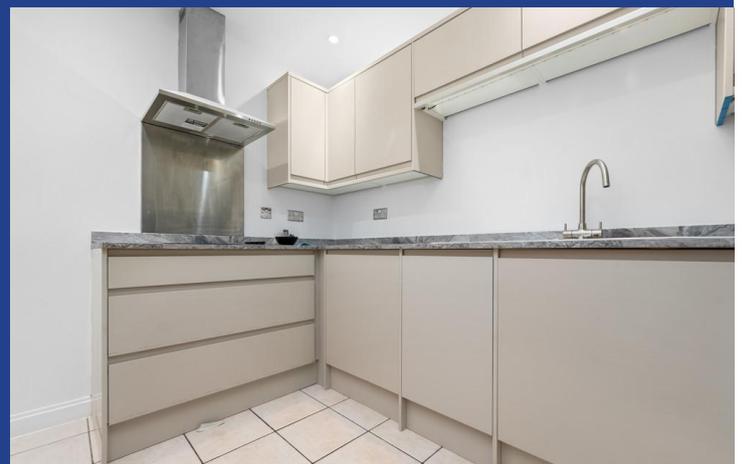
Paris House, Lynton Court, Century Wharf, Cardiff, CF10 5NF



Estate Agents and
Chartered Surveyors

Asking Price Of

£189,950



Two Bedroom Apartment

2

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Property Description

****IDEAL FIRST TIME PURCHASE* NO CHAIN**** MGY are pleased to present for sale a spacious two bedroom, second floor apartment, within the popular development of Century Wharf. The modern accommodation comprises of spacious entrance hall to living room, separate newly fitted 'Howdens' kitchen, two double bedrooms and family bathroom. The property further benefits from a large balcony, double glazing, redecorated throughout including new carpets, security video entry intercom system, an allocated undercroft parking space and visitor parking. 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 F

Floor Area Approx 883 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Laminate wood effect flooring. Wall mounted video entry intercom system. Two storage cupboards, one housing hot water tank. Wall mounted storage heater. Spotlights.

LIVING ROOM

19' 6" x 12' 3" (5.95m x 3.75m)
Large double glazed uPVC windows to front. New carpeted flooring. T.V Aerial point. Telephone point. Wall mounted storage heater.

KITCHEN

9' 6" x 7' 4" (2.92m x 2.25m)
Brand new 'Howdens' kitchen. Tiled flooring. Modern wall and base units, with composite work surfaces incorporating stainless steel sink. Ample storage, with over unit lighting. Under unit spotlights. Integrated oven, with four ring electric hob and stainless steel extractor hood over. Splash back. Integrated washer dryer and dishwasher. Space for fridge freezer. Extractor fan. Spotlights.

BEDROOM ONE

23' 7" x 11' 6" (7.21m x 3.53m)
Double glazed uPVC windows to front and side aspect. Extremely spacious. New carpeted flooring. Two built-in double wardrobes. TV Aerial point. Telephone point. Wall mounted storage heater.

BEDROOM TWO

12' 7" x 8' 11" (3.84m x 2.74m)
Double glazed uPVC window and patio door, leading to large balcony. Double bedroom. New carpeted flooring. TV Aerial point. Telephone point. Wall mounted storage heater.

BATHROOM

9' 0" x 7' 5" (2.75m x 2.27m)
Spacious bathroom. Tiled flooring. Fully tiled walls. Wall mounted wash hand basin with fitted vanity cupboard above. Panelled bath with brand new shower over and glass shower screen. New tiling in shower enclosure. W.C. Heated towel rail. Extractor fan. Spotlights.

BALCONY

Large decked balcony, with glass surround. External lighting. Accessed from bedroom two.

PARKING

One allocated undercroft parking space. Visitor parking.

FACILITIES

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

TENURE

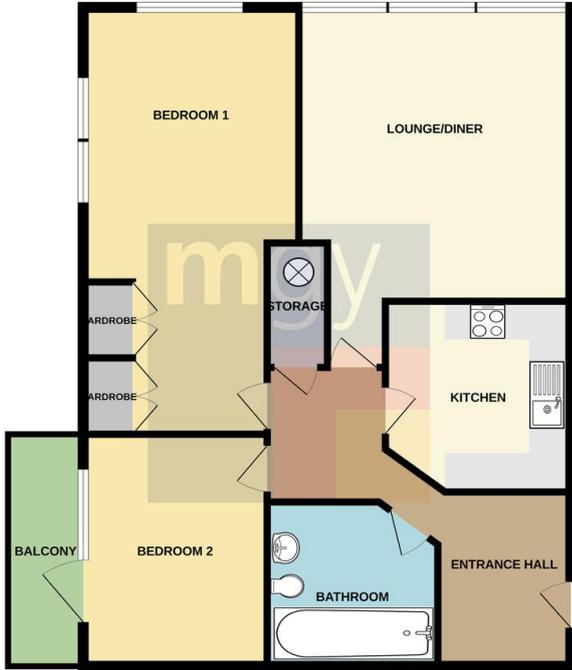
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,600 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, video entry intercom system, CCTV, lift maintenance, maintenance of internal and external communal 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 £126 per annum.

Lynton Court,
Century Wharf, Cardiff, CF10 5NF

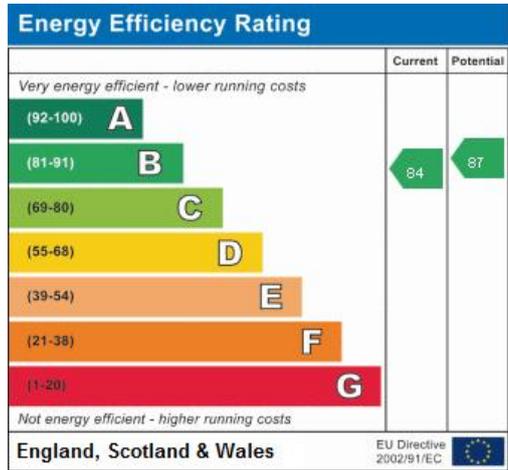


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SECOND FLOOR



While 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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