

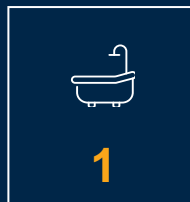


VENICE HOUSE
JUDKIN COURT
CARDIFF BAY CF10 5AU

ASKING PRICE OF
£199,950



FIRST FLOOR APARTMENT



****RARELY AVAILABLE* NO CHAIN**** MGY are pleased to present for sale, a superb two bedroom, first floor apartment within the highly sought after development, Century Wharf. The spacious accommodation comprises of entrance hall, living room, kitchen/diner, bathroom and two double bedrooms. The property further benefits from electric heating, double glazing throughout, video entry intercom system and an allocated parking space. The development also benefits from 24-hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. Viewing highly recommended.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 915 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Spotlights to ceiling. Wall mounted video entry intercom system. Two storage cupboards, one housing hot water tank. Wall mounted storage heater. Doors to all rooms.

LOUNGE

13' 5" x 14' 7" (4.11m x 4.46m)
Continuation of laminate flooring. Double glazed French doors opening onto Juliet balcony. Pendant light fitting. Power points. TV and telephone point. Electric heater.

KITCHEN/DINER

12' 7" x 14' 8" (3.84m x 4.48m)
Continuation of laminate flooring to dining area with tiled flooring to kitchen. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating 1.5 stainless steel sink and drainer with hot and cold tap over, and electric hob with extractor above and electric oven beneath. Space for appliances such as washing machine and fridge/freezer. Spotlights and pendant lighting. Double glazed window. Electric heater. Power points.

MASTER BEDROOM

9' 8" x 12' 9" (2.95m x 3.91m)
Carpet to floor. Fitted wardrobes. Pendant light fitting. Double glazed window. Electric heater. Power points.

BEDROOM TWO

10' 2" x 11' 2" (3.10m x 3.41m)
Carpet to floor. Pendant light fitting. Fitted wardrobes. Power points. Electric heater. Double glazed window.

BATHROOM

Tiled flooring and partially tiled walls. White three-piece suite comprising WC, pedestal wash hand basin with hot and cold tap over and panelled bath with hot and cold tap over. Walk in shower cubicle with electric shower over. Spotlights. Extractor fan. Double glazed window. Heated towel rail.

FACILITIES

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

PARKING

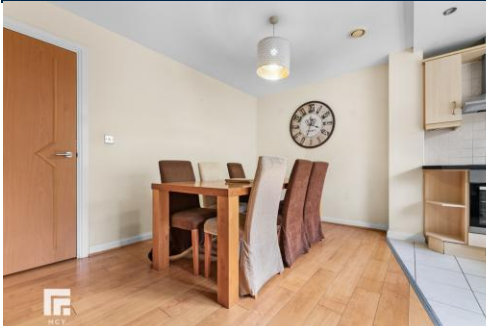
Allocated parking space. Visitor parking.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3197.94 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £88.50 per annum.

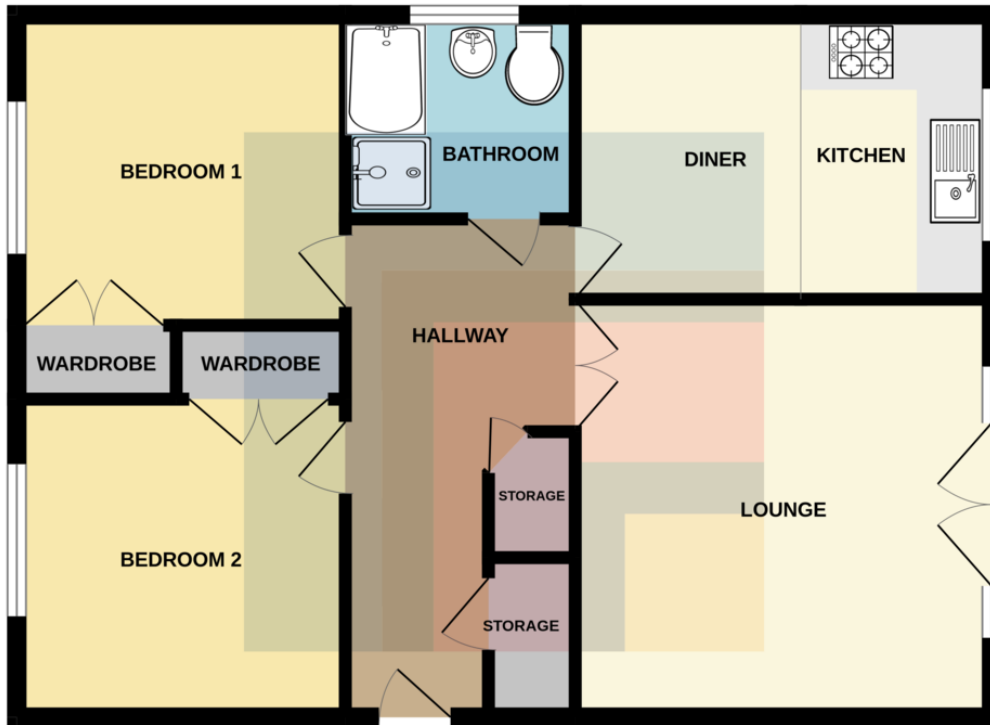


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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

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South Glamorgan, CF10 5EE



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