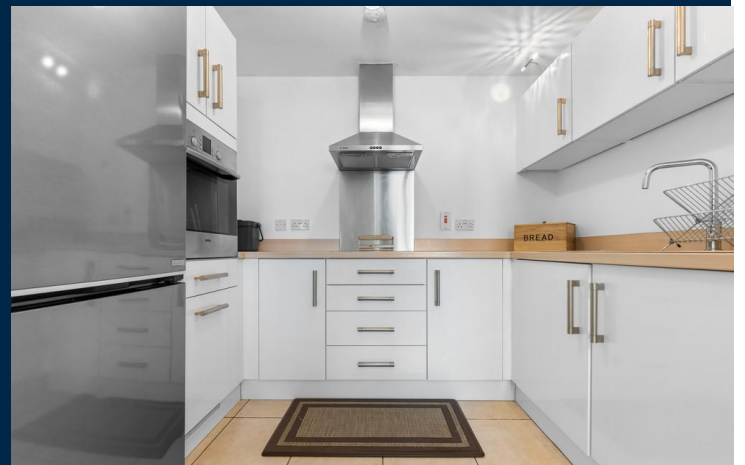




**LYON HOUSE,  
HANSEN COURT**  
CENTURY WHARF, CARDIFF BAY  
CARDIFF CF10 5NZ

ASKING PRICE OF  
**£145,000**



**GROUND FLOOR APARTMENT**



**1**



**1**



**1**



**1**

**\*\*NO CHAIN\*\*** MGY are pleased to present for sale a spacious one bedroom, ground floor apartment within the popular development of Century Wharf. The modern accommodation comprises of entrance hall to open plan lounge/diner and modern fitted kitchen, bathroom and one double bedroom. The property further benefits from double glazing, electric underfloor heating throughout, security video entry system and visitors parking. The development also benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa. Visitor parking. No chain. EWS1 form in place. Viewing highly recommended.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 496 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via wooden door, with security spy hole. Wooden effect laminate flooring. Wall mounted video intercom system. Large storage cupboard housing hot water tank. Thermostat control.

#### **LIVING ROOM**

15' 4" x 12' 7" (4.69m x 3.85m)

Double glazed uPVC windows to front aspect. Carpeted flooring. T.V Aerial point. Telephone point. Thermostat control. Open plan to:

#### **KITCHEN**

9' 5" x 6' 7" (2.88m x 2.02m)

Tiled flooring. Modern fitted units with work surfaces incorporating stainless steel sink and drainer with hot and cold mixer tap over. Ample storage, with over unit lighting. Built in oven, four ring electric hob and stainless-steel extractor hood over. Built in washing machine. Space for a fridge freezer. Thermostat control.

#### **BEDROOM**

11' 1" x 10' 9" (3.38m x 3.29m)

Double glazed uPVC window to front aspect. Carpeted flooring. Built in double wardrobe. T.V Aerial point. Thermostat control.

#### **BATHROOM**

6' 8" x 6' 7" (2.04m x 2.02m)

Tiled flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Wall mounted wash hand basin with tiled splashbacks. W.C. Heated towel rail. Shaver point. Spotlights. Thermostat control.

#### **FACILITIES**

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

#### **PARKING**

Visitor Parking.

#### **TENURE**

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2290.00 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, visitor parking and parking management. Ground rent £143.64 per annum.



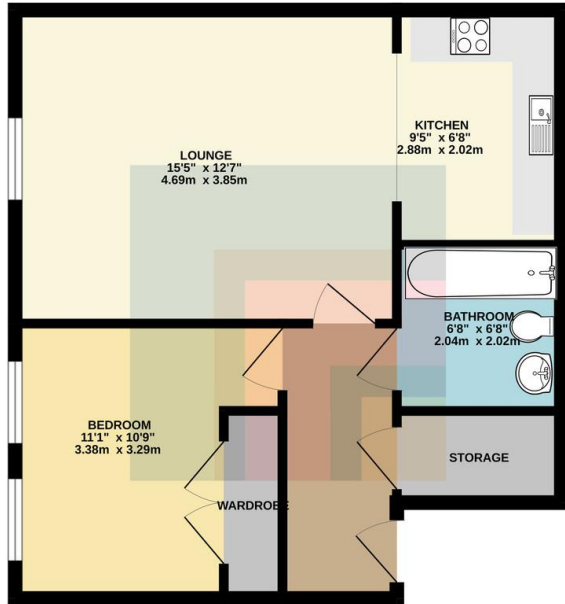
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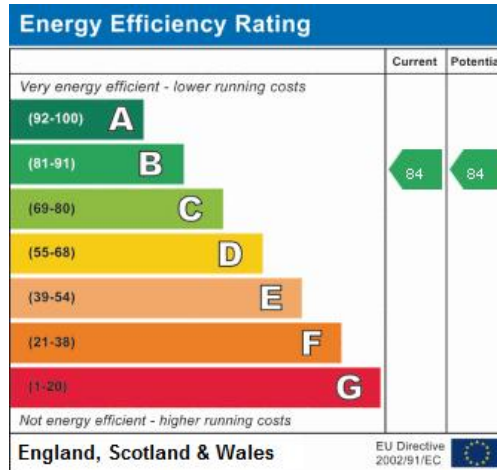


# LYON HOUSE, HANSEN COURT, CENTURY WHARF, CARDIFF BAY, CARDIFF, CF10 5NZ

GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 496 sq.ft. (46.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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