



SORRENTO HOUSE
EZEL COURT
CARDIFF CF10 5NS

ASKING PRICE OF
£165,000



ONE BEDROOM APARTMENT



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****IDEAL FIRST TIME PURCHASE*
IMMACULATELY PRESENTED* NO CHAIN****

MGY are pleased to present for sale a spacious one bedroom, third floor apartment, within the popular development of Century Wharf. The modern accommodation comprises 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, video entry intercom 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. No chain. Viewing highly recommended.

ENTRANCE HALL

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

LIVING ROOM

16' 11" x 14' 0" (5.16m x 4.27m)
Large double glazed uPVC window and patio door, leading to south facing balcony. Ample natural daylight. Spacious living room. Laminate wood effect flooring with underfloor heating. T.V Aerial point. Telephone point. Thermostat control.

KITCHEN

14' 0" x 10' 4" (4.29m x 3.17m)
Separate kitchen, with space for dining table. Tiled flooring with underfloor heating. Part tiled walls. Modern fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage, with under unit 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. Thermostat. Extractor fan. Spotlights.

BEDROOM

17' 1" x 9' 10" (5.22m x 3.00m)
Exceptionally large double bedroom. Double glazed uPVC windows to front aspect. Carpeted flooring with underfloor heating. Two built in double wardrobes. T.V Aerial point. Telephone point. Thermostat control.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 689 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BATHROOM

8' 8" x 7' 1" (2.65m x 2.18m)
Large Modern bathroom. Tiled flooring with underfloor heating. Fully tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Panelled bath with shower over and glass shower screen. Large wall mounted mirror. Heated towel rail. Shaver point. Extractor fan. Spotlights. Thermostat control.

BALCONY

8' 2" x 4' 8" (2.50m x 1.44m)
Large decked, south facing balcony with glass surround. Accessed from the living room.

PARKING

Gated access to an allocated undercroft parking space. Ample visitor parking.

FACILITIES

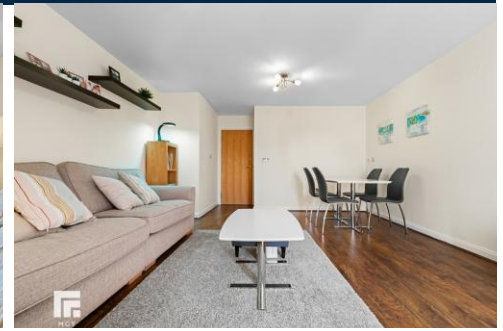
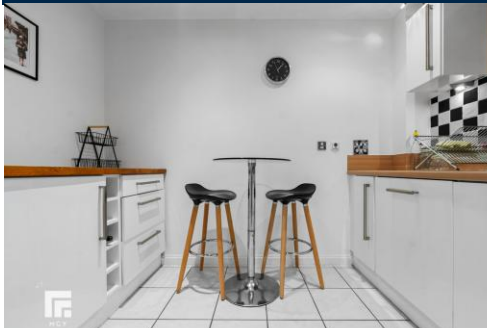
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,923.94 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.

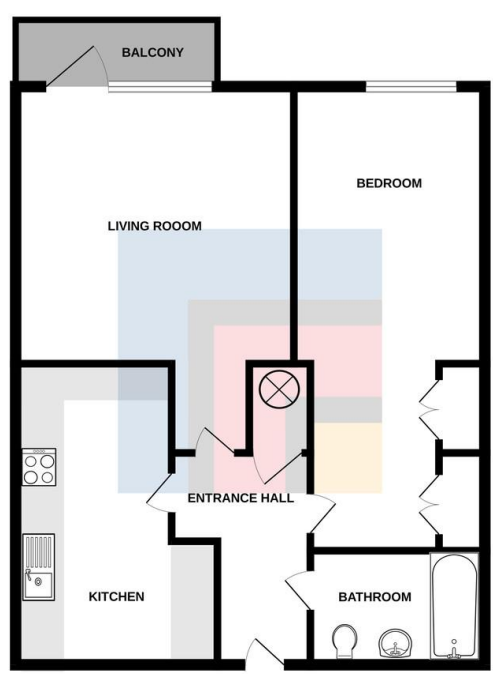


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THIRD FLOOR



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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Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			
81-91	B			
69-80	C	81 B	82 B	
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



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