

Zurich House,

Hansen Court, Century Wharf, Cardiff, CF10 5NZ



Estate Agents and
Chartered Surveyors

Asking Price Of

£155,000



One Bedroom Apartment

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Property Description

****TERRACE WITH WATER VIEWS* NO CHAIN**** MGY are pleased to present for sale, a spacious one bedroom, fourth floor apartment with water views within the highly sought after development, Century Wharf. The accommodation comprises of entrance hall to spacious living/dining room, modern fitted kitchen, bedroom and bathroom. The property further benefits from a large terrace, with views of the River Taff, double glazing throughout, underfloor heating and a security video entry system. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. Allocated undercroft parking. Ideal first time purchase. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 549 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Walnut laminate flooring. Two storage cupboards, one housing hot water tank. Wall mounted video entry intercom system.

LIVING ROOM

17' 3" x 12' 5" (5.28m x 3.81m)
Double glazed uPVC windows and door to front aspect, leading onto large terrace, with water views. Ample natural daylight. Walnut laminate flooring. Telephone point. TV aerial point. Open plan living.

KITCHEN

8' 5" x 7' 11" (2.58m x 2.43m)
Tiled flooring. Modern fitted units with work surfaces incorporating stainless steel sink. Ample storage, with over unit lighting. Integrated oven, four ring electric hob and stainless steel extractor hood over. Extractor fan. Integrated washer/ dryer and dishwasher. Space for fridge freezer.

BEDROOM

12' 5" x 8' 7" (3.81m x 2.64m)
Double glazed uPVC windows, to side aspect. Walnut laminate flooring. Built in double wardrobe. Telephone point. TV aerial point.

BATHROOM

6' 10" x 5' 6" (2.09m x 1.70m)
Tiled flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Wall mounted wash hand basin. Wall mounted mirrored vanity unit. W.C. Heated towel rail. Shaver point. Spotlights.

TERRACE

Large paved terrace, with stunning water views. South facing, with brick and glass surround. Accessed from the living room.

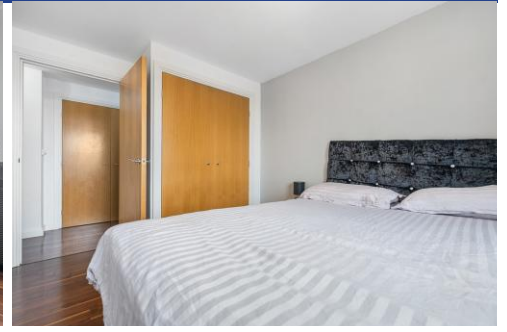
PARKING

Allocated undercroft parking space. Visitor Parking.

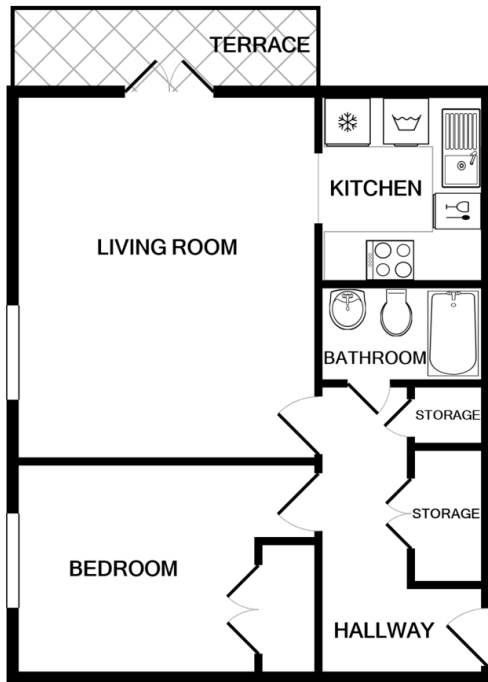
TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from 2001. Service charges of £2,700 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, an allocated undercroft parking space, visitor parking and parking management. Ground rent £175 per annum.

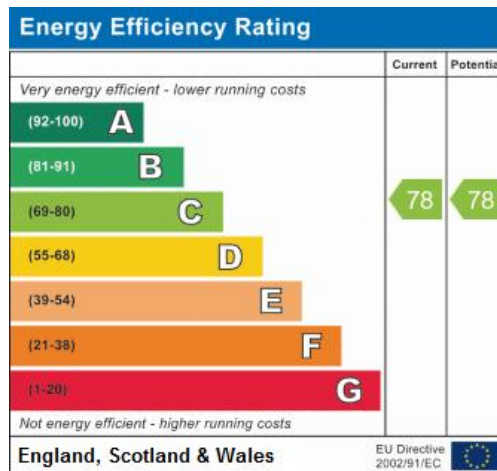
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