



**MUNICH HOUSE, EZEL COURT**  
**CENTURY WHARF, CARDIFF**  
**BAY**  
**CARDIFF CF10 5NS**

ASKING PRICE OF  
**£260,000**



**TWO BEDROOM APARTMENT**



**2**



**2**



**2**



**1**

**\*\*EXTREMELY SPACIOUS\* NO CHAIN\*\***  
MGY are pleased to present for sale, a spacious two bedroom, third floor apartment within the highly sought after development, Century Wharf. A fantastic opportunity to purchase a larger than average two bedroom apartment. The accommodation comprises of entrance hall to living/dining room, separate fitted kitchen, bathroom and two double bedrooms, one with en suite. The property further benefits from two large balconies, double glazing, security video entry system, underfloor heating, bike storage, an allocated undercroft parking space and visitor parking. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. EWS1 form in place. No chain. Viewing highly recommended.

#### ENTRANCE HALL

Entered via wooden door, with security spy hole. Light and spacious. Laminate wood effect flooring. Two storage cupboards, one housing hot water tank. Wall mounted video entry intercom system. Underfloor heating. Thermostat. Spotlights.

#### LIVING ROOM

24' 2" x 17' 0" (7.39m x 5.19m)  
Entered via wooden double doors. Frosted glass square panels to side. Double glazed uPVC patio doors, to large balcony. Extremely spacious. Carpeted flooring. Underfloor heating. Telephone point. TV aerial point. Thermostat. Wooden double doors to:-

#### KITCHEN

10' 9" x 8' 7" (3.30m x 2.64m)  
Separate kitchen. Tiled flooring. Modern fitted wall and base units with work surfaces incorporating stainless steel sink. Additional built in storage cupboard. Ample storage with over unit lighting. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splash back. Extractor fan. Integrated fridge freezer, dishwasher and washer/dryer. Spotlights. Double doors leading to lounge/diner.

#### BALCONY

Large decked balcony, over looking the communal gardens. External lighting. Accessed from the living room.

#### MASTER BEDROOM

17' 8" x 15' 9" (5.41m x 4.81m)  
Double glazed uPVC window and patio door, leading to large decked balcony. Large double bedroom.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,173 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

Carpeted flooring. Two built in double wardrobes. TV aerial point. Telephone point. Underfloor heating. Thermostat. Door to:-

#### EN-SUITE

7' 2" x 6' 11" (2.20m x 2.13m)  
Tiled flooring. Fully tiled walls. Shower cubicle. Wall mounted wash hand basin. W.C. Shaver point. Extractor fan. Spotlights.

#### BALCONY

Large decked balcony with glass surround. External lighting. Accessed from the master bedroom.

#### BEDROOM TWO

15' 9" x 11' 3" (4.82m x 3.45m)  
Double glazed uPVC window to rear. Double bedroom. Carpeted flooring. Built in double wardrobe. Telephone point. Underfloor heating. Thermostat.

#### BATHROOM

6' 11" x 6' 10" (2.13m x 2.10m)  
Tiled flooring. Fully tiled walls. Panelled bath. Wall mounted wash hand basin. W.C. Heated towel rail. Shaver point. Spotlights.

#### PARKING

Gated access to an allocated undercroft parking space. Visitor parking.

#### FACILITIES

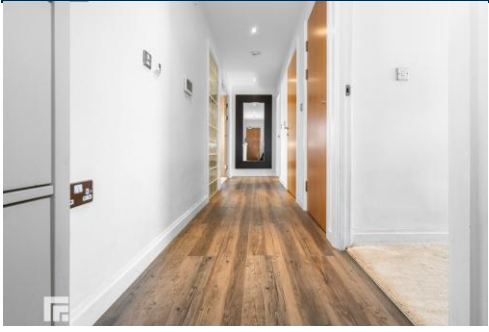
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

#### TENURE

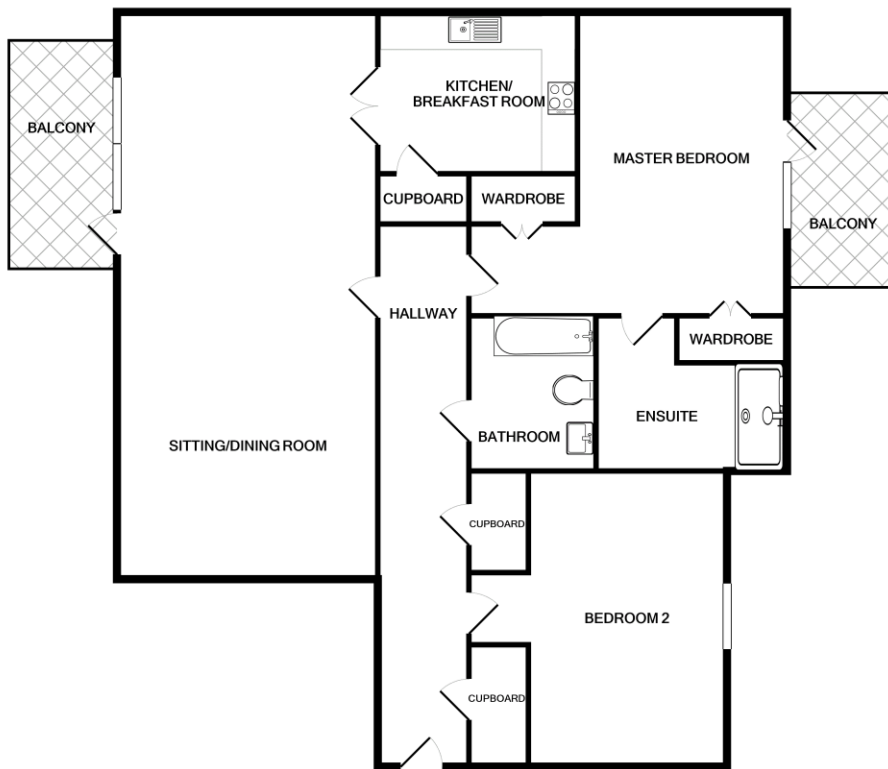
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3,214.44 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, video entry intercom system, CCTV, reserve fund contribution, annual boiler servicing, lift 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 £318 per annum.



# EZEL COURT, CENTURY WHARF, CARDIFF BAY, CARDIFF CF10 5NS



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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