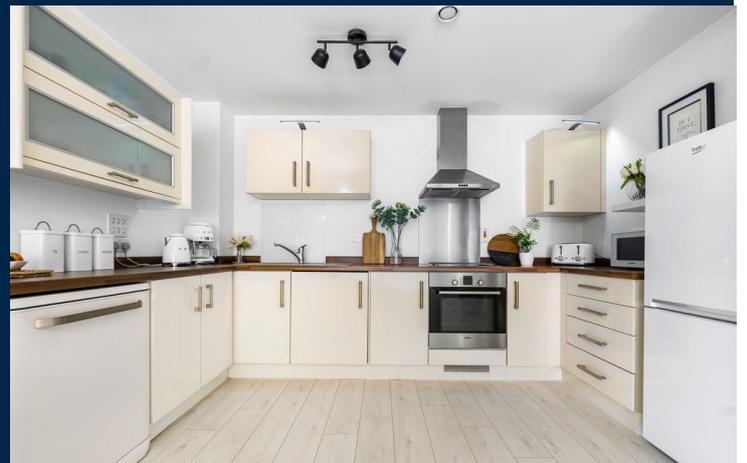




NICE HOUSE
HANSEN COURT
CARDIFF BAY
CARDIFF CF10 5NX

OFFERS IN EXCESS OF
£155,000



ONE BEDROOM APARTMENT



****IDEAL FIRST TIME PURCHASE* LARGE TERRACE**** MGY are pleased to present for sale a spacious one bedroom second floor apartment, within the popular gated development of Century Wharf. The immaculate accommodation comprises of entrance hall to spacious lounge/kitchen/diner, bedroom, bathroom and exceptionally large terrace. The property further benefits from double glazing throughout, electric underfloor heating, security 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. Ideal first time purchase. EWS1 form in place. Viewing highly recommended.

ENTRANCE HALL

Entered via wooden door with security spy hole. Laminate wood effect flooring. Wall mounted video entry intercom system. Large built in storage cupboard, housing hot water tank. Thermostat control.

LIVING ROOM/KITCHEN

27' 9" x 12' 0" (8.48m x 3.66m)

Extremely spacious living area. Immaculately presented with double glazed uPVC patio doors leading to full width terrace. Laminate wood effect flooring. Wall mounted lighting. Ample space for living and dining furniture. The stylish fitted kitchen offers 'high gloss' wall and base units with complementing worktops over and stainless steel sink unit with mixer tap and drainer. Ample storage with over unit lighting. Integrated washing machine and electric oven with four ring ceramic hob and stainless steel extractor hood over. Splash back. Space for dishwasher and fridge freezer. TV Aerial point. Telephone point. Power points. Extractor fan. Thermostat control.

BEDROOM

17' 3" x 9' 10" (5.26m x 3.02m)

Large double bedroom with double glazed uPVC window to front. Laminate wood effect flooring. Built in double wardrobe. TV Aerial point and power points. Thermostat control.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 613 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BATHROOM

6' 3" x 6' 0" (1.91m x 1.83m)

Modern bathroom. White three-piece-suite comprising W.C with concealed cistern, pedestal wash hand basin and twin grip panelled bath with electric shower unit. Glass shower screen. Large wall mounted mirror. Part tiled walls. Laminate wood effect flooring. Heated towel rail. Shaver point. Extractor fan. Spotlights. Thermostat control.

TERRACE

Large paved terrace with brick and glass surround. Sheltered with external lighting. Accessed from the living area.

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

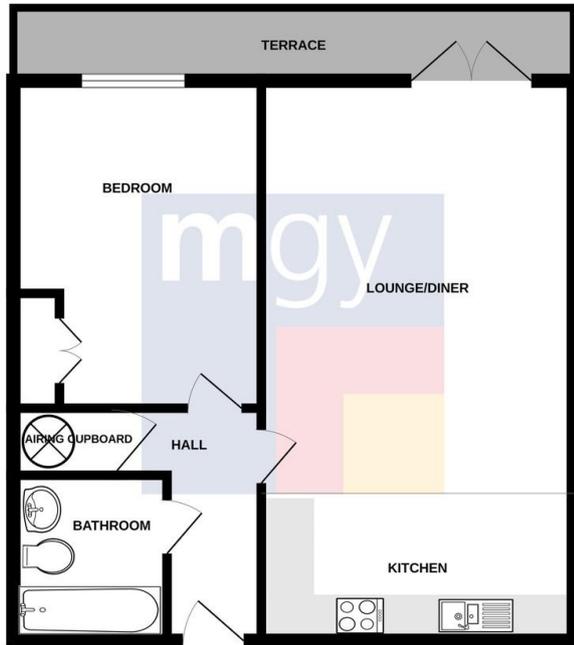
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3121.84 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, video entry intercom system, CCTV, reserve fund, annual boiler servicing, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, gated fob access to an allocated undercroft parking space, visitor parking and parking management. Ground rent £174.27 per annum.



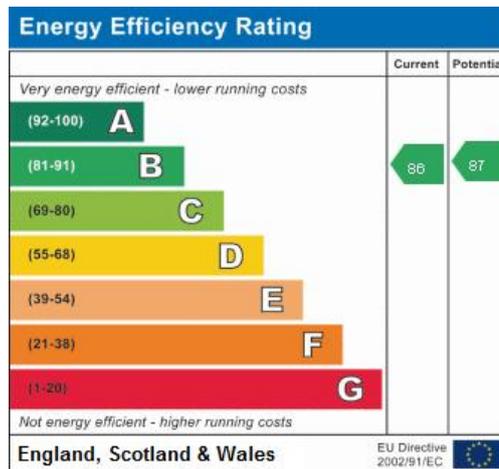
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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CARDIFF 029 2046 5466

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