



**NICE HOUSE,
HANSEN COURT**
CENTURY WHARF
CARDIFF CF10 5NX

OFFERS IN EXCESS OF
£130,000



**FOURTH FLOOR STUDIO
APARTMENT**



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TENURE: LEASEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 480 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

****STUDIO APARTMENT WITH LARGE TERRACE****
NO CHAIN** MGY are pleased to present for sale, a spacious fourth floor studio apartment within the popular development, Century Wharf. The well-presented accommodation comprises of entrance hall leading to spacious living/dining room, modern fitted kitchen and bedroom area. Additional door leading to bathroom. The property further benefits from an exceptionally large terrace, double glazing throughout, underfloor heating and a video entry intercom system. The development also benefits from 24-hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. Visitor parking and bike storage. EWS1 form in place. Ideal first-time purchase or investment opportunity. No chain. Viewing highly recommended.

ENTRANCE HALL

Entered via wooden door with security spy hole. Carpeted flooring. Underfloor heating. Wall mounted video entry intercom system. Storage cupboard, housing hot water tank. Spotlights. Thermostat control. Doors leading to bathroom and living area.

KITCHEN

7' 5" x 7' 2" (2.27m x 2.19m)
Modern fitted kitchen with tiled flooring. Wall and base units with work surfaces incorporating stainless steel sink with drainer and mixer tap. Over unit lighting. Built in oven and four ring electric hob with extractor hood over. Splash back. Integrated washer/dryer. Space for fridge/freezer. Extractor fan. Open plan living. Underfloor heating. Thermostat control.

LIVING/BEDROOM AREA

20' 4" x 12' 5" (6.21m x 3.80m)
Floor to ceiling double glazed uPVC window to front aspect. Additional double glazed uPVC patio doors leading to exceptionally large paved terrace. Ample natural daylight. Spacious living area. Carpeted flooring. Built in wardrobe. TV and telephone point.

TERRACE

16' 0" x 5' 1" (4.90m x 1.57m)
Exceptionally large paved terrace. Sheltered with stone and glass surround. External lighting. Accessed from the living area.

BATHROOM

6' 10" x 5' 6" (2.10m x 1.69m)
Modern bathroom. Tiled flooring. Part tiled walls. White three-piece suite comprising wall mounted wash hand basin with mixer tap, W.C, panelled bath with shower over and glass shower screen. Wall mounted mirror. Heated towel rail. Spotlights. Shaver point. Underfloor heating. Thermostat control.

PARKING

Visitor parking.

FACILITIES

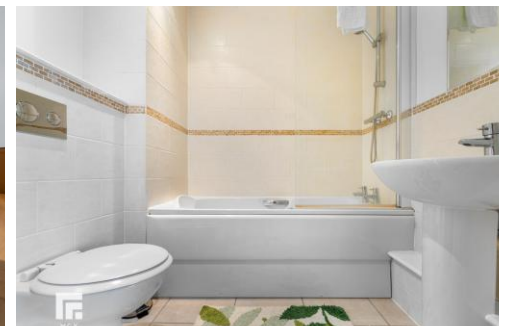
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,357.22 per annum, which includes water rates, building insurance, reserve fund contribution, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, secure gated access to visitor parking and parking management. Ground rent £55.50 per annum.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

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