

Monaco House,

Century Wharf, Cardiff, CF10 5NF



Estate Agents and
Chartered Surveyors

Offers in Excess Of

£240,000



Two Bedroom Apartment



Property Description

****IMMACULATELY PRESENTED* EXCEPTIONALLY LARGE TERRACE* NO CHAIN**** MGY are pleased to present for sale, a spacious two bedroom, elevated ground floor apartment within the highly sought after development, Century Wharf. The accommodation comprises of large entrance hall to lounge/diner, separate fitted kitchen, two double bedrooms, one with en-suite and bathroom. The property further benefits from a large terrace, double glazing throughout, video entry intercom system and an allocated undercroft parking space. 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.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 1,130 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Laminate wood effect flooring. Two storage cupboards, one housing hot water tank. Video entry intercom system. Thermostat. Wall mounted electric storage heater. Coving. Spotlights. Doors to all rooms.

KITCHEN

10' 9" x 8' 7" (3.30m x 2.64m)
Entered via double doors from lounge/dining area. Large kitchen. Tiled flooring. Wall and base units, with work surfaces incorporating stainless steel sink and drainer. Integrated oven with stainless steel extractor hood over. Induction hob above with stainless steel splashbacks. Ample storage. Over and under unit lighting. Space for fridge freezer. Integrated dishwasher. Extractor fan. Spotlights.

LOUNGE/DINER

24' 4" x 16' 6" (7.44m x 5.04m)
Entered via double wooden doors. Double glazed uPVC patio doors, leading onto exceptionally large terrace. Extremely spacious. Laminate wood effect flooring. Wall mounted electric storage heater. TV and telephone point. Obscured glass windows to side walls. Double wooden doors, leading to large kitchen.

TERRACE

12' 11" x 6' 7" (3.95m x 2.03m)
Large private patio, with glass surround. External lighting. Accessed from lounge/diner overlooking the attractive gardens.

MASTER BEDROOM

17' 8" x 15' 10" (5.40m x 4.84m)
Double glazed uPVC window. Exceptionally large double bedroom. Carpeted flooring. Built in double wardrobes. Thermostat. Door to:-

EN-SUITE

9' 2" x 6' 11" (2.80m x 2.12m)
Large modern en-suite. Tiled flooring. Fully tiled walls. Double shower cubicle. Wall mounted wash hand basin. W.C. Shaver point. Heated towel rail. Extractor fan. Spotlights.

BEDROOM TWO

16' 0" x 11' 4" (4.89m x 3.47m)
Double glazed uPVC window. Double bedroom. Built in double wardrobes. Carpeted flooring. Wall mounted electric storage heater.

BATHROOM

6' 11" x 6' 10" (2.12m x 2.09m)
Tiled flooring. Fully tiled walls. Wall mounted wash hand basin. Panelled bath, with mains shower over. W.C. Shaver point. Wall mounted mirror. Heated towel rail. Extractor fan. Spotlights.

PARKING

Allocated undercroft parking space. Visitor parking.

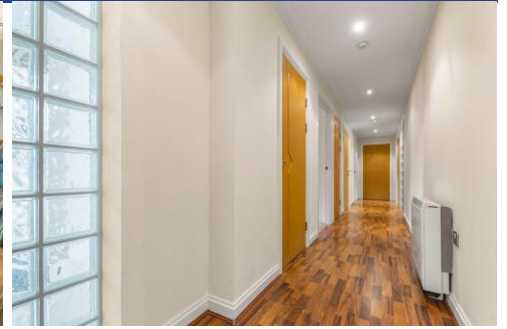
FACILITIES

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

TENURE

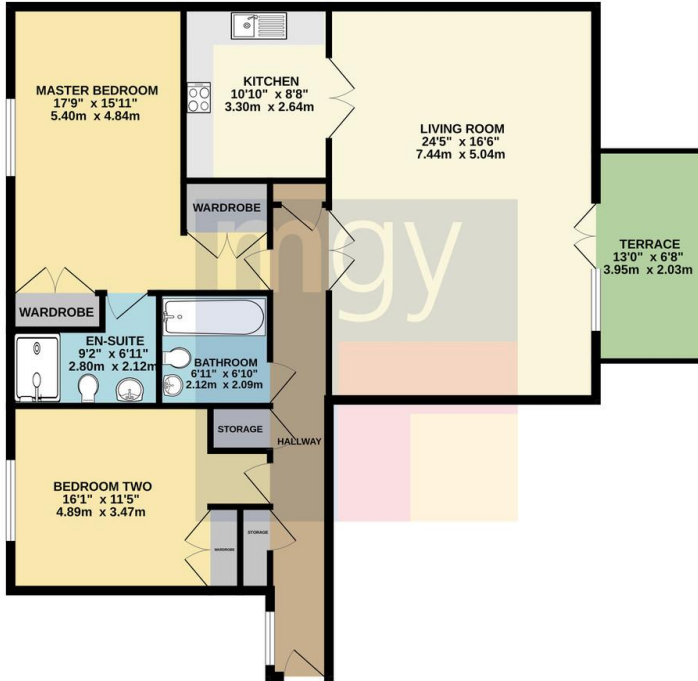
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3,400 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £118 per annum

Monaco House,
Century Wharf, Cardiff, CF10 5NF

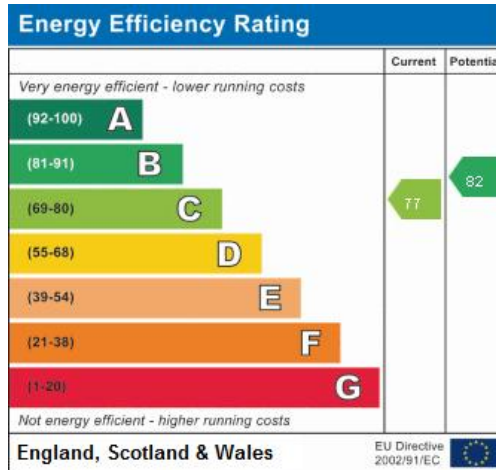


Monaco House, Century Wharf, Cardiff, CF10 5NF

GROUND FLOOR
1130 sq.ft. (105.0 sq.m.) approx.



TOTAL FLOOR AREA: 1130 sq.ft. (105.0 sq.m.) approx.
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 is given as to their operability or efficiency at the time.
Made with Metropix 1.0.0.23



Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



mgy.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.