

# Sienna House,

Lynton Court, Cardiff, CF10 5NF



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£275,000**



Three Bedroom Apartment



# Property Description

**\*\*RARELY AVAILABLE\* NO CHAIN\*\*** MGY are pleased to present for sale, a superb three bedroom, third floor apartment within the highly sought after development, Century Wharf. The exceptionally spacious accommodation comprises of entrance hall to living/dining room, modern fitted kitchen, bathroom and three large double bedrooms, one with en-suite. The property further benefits from double glazing throughout, a south west facing balcony, Juliette balcony, security video entry 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. Viewing highly recommended. No chain.

Tenure Leasehold

Council Tax Band G

Floor Area Approx 1,582 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate wood effect flooring. Two storage cupboards, one housing hot water tank. Wall mounted Dimplex electric panel heater. Storage heater. Wall mounted video entry intercom system. Spotlights.

## LOUNGE/DINER

23' 7" x 15' 8" (7.20m x 4.80m)  
Entered via wooden double doors. Double glazed uPVC patio door and window to Juliette balcony. Extremely spacious. Laminate wood effect flooring. Telephone point. TV aerial point. Two wall mounted Dimplex electric panel heaters. Coving to ceiling.

## KITCHEN

12' 5" x 9' 10" (3.80m x 3.00m)  
Large modernised kitchen. Modern fitted wall and base units with work surfaces incorporating stainless steel sink with dual tap. Ample storage. Tiled flooring. Built in microwave, BOSCH double oven, four ring electric hob and stainless steel extractor hood over. Splash back. Extractor fan. Integrated wine cooler. Space for fridge freezer, washing machine and dishwasher. Spotlights.

## MASTER BEDROOM

15' 8" x 10' 5" (4.80m x 3.20m)  
Double glazed uPVC window and patio door, leading to decked balcony. Large double bedroom.

Laminate wood effect flooring. Built in double wardrobe. TV aerial point. Telephone point. Wall mounted electric panel heater. Door to:-

## EN-SUITE

7' 6" x 6' 6" (2.30m x 2.00m)  
Modernised en-suite. Tiled flooring. Fully tiled walls. Large shower cubicle. Vanity enclosed wash hand basin. Large wall mounted mirror. W.C. Mirrored vanity unit. Heated towel rail. Shaver point. Extractor fan. Spotlights.

## BEDROOM TWO

19' 8" x 10' 9" (6.00m x 3.30m)  
Double glazed uPVC window to front aspect. Large double bedroom. Laminate wood effect flooring. Built in double wardrobe. TV aerial point. Telephone point. Wall mounted electric panel heater.

## BEDROOM THREE

19' 8" x 10' 2" (6.00m x 3.10m)  
Double glazed uPVC window to front aspect. Large double bedroom. This room is currently used as a dining room. Laminate wood effect flooring. Built in double wardrobe. TV aerial point. Telephone point. Wall mounted electric panel heater.

## BATHROOM

7' 6" x 6' 6" (2.30m x 2.00m)  
Tiled flooring. Fully tiled walls. Panelled bath, with shower over. Wall mounted wash hand basin. W.C.

Large wall mounted mirror. Heated towel rail. Extractor fan. Spotlights.

## BALCONY

8' 6" x 5' 10" (2.60m x 1.80m)  
Large decked balcony with afternoon and evening sun. Ample sun. Glass surround and external lighting. Accessed from the master bedroom.

## 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.

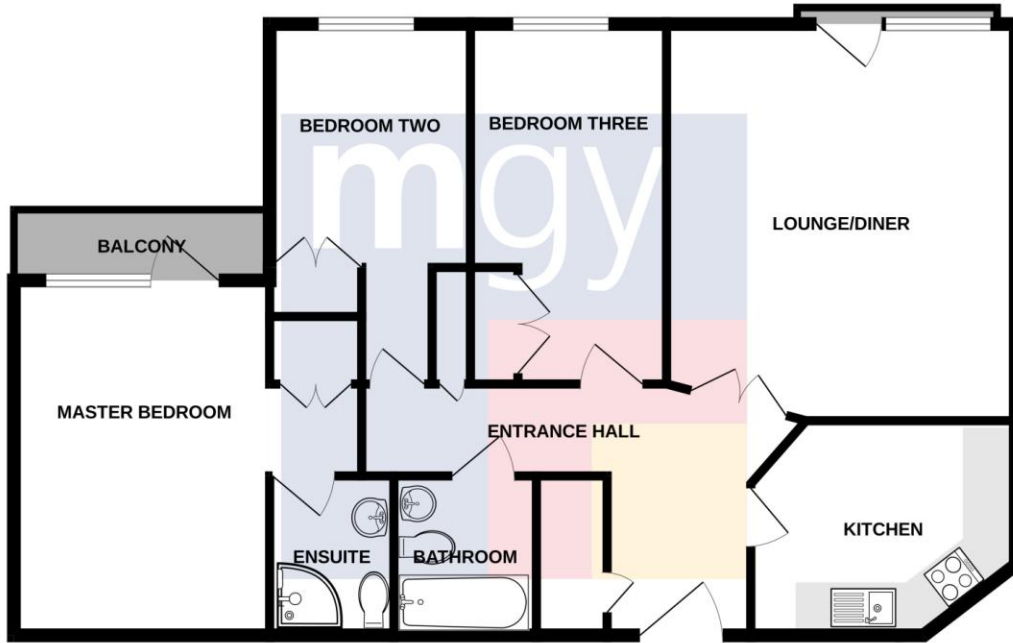
## TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3,962 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 undercroft parking space, visitor parking and parking management. Ground rent £155.76 per annum.

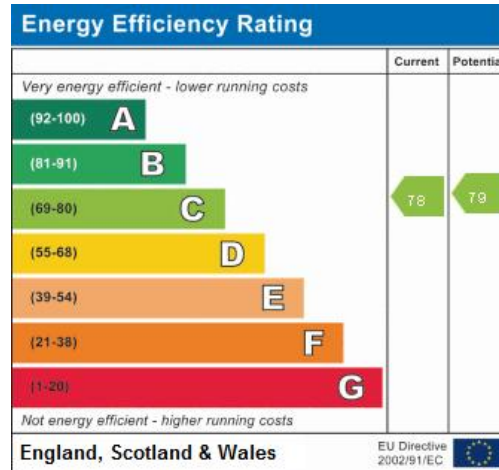
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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