

# Bordeaux House,

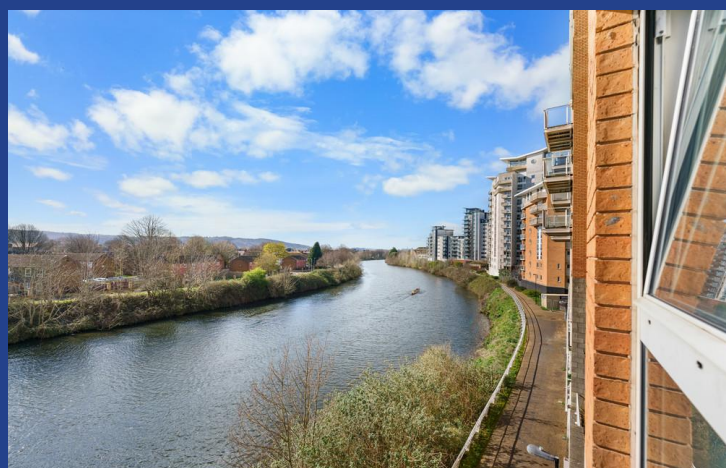
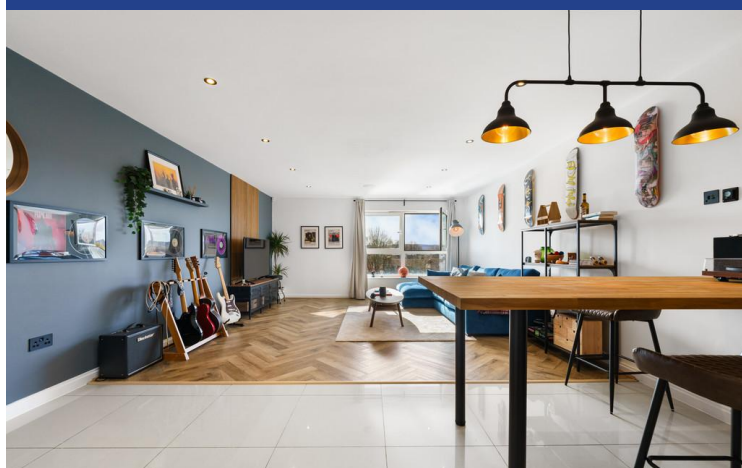
Century Wharf, Cardiff Bay, Cardiff, CF10 5NP



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£184,950**



One Bedroom Apartment



# Property Description

**\*\*IDEAL FIRST TIME PURCHASE\* GREAT WATER VIEWS\* NO CHAIN\*\*** MGY are pleased to present for sale a spacious one bedroom, second floor apartment, within the popular development of Century Wharf. The modern accommodation comprises of entrance hall to open plan living room, kitchen/diner and large double bedroom with modern bathroom. The property further benefits from great water views, ceiling inset speakers, double glazing, electric underfloor heating throughout, security video entry system and an allocated undercroft parking space. The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa. EWS1 form in place. Ideal first time purchase. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 753 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Porcelain flooring. Modern panelling to walls. Wall mounted video entry intercom system. Storage cupboard, housing hot water tank. Thermostat control. Spotlights.

## LIVING ROOM/KITCHEN

13' 2" x 23' 1" (4.02m x 7.06m)  
Large double glazed uPVC windows to front with great water views. Ample natural daylight. Extremely spacious. Karndean vinyl flooring to living area. Inset ceiling speakers. Underfloor heating. T.V Aerial point. Telephone point. Open plan to kitchen. Porcelain tiled flooring. Modern wall and base units, with work surfaces incorporating composite sink with hot and cold tap. Ample storage. Under unit spotlights. Tiled splash back. Integrated oven and four ring electric hob with extractor hood over. Space for fridge freezer, washing machine and dishwasher. Breakfast bar with space for breakfast stools. Underfloor heating. Thermostat control. Spotlights.

## BEDROOM

13' 1" x 10' 1" (4.00m x 3.09m)  
Double glazed uPVC windows to front with direct water views. Ample natural daylight. Carpeted flooring. Built-in double wardrobe. TV Aerial point. Telephone point. Underfloor heating. Thermostat control. Spotlights.

## BATHROOM

11' 9" x 6' 3" (3.60m x 1.92m)  
Tiled flooring. Fully tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Panelled bath with hot and cold tap, mains shower over and glass shower screen. Heated towel rail. Wall mounted mirror. Shaver point. Extractor fan. Spotlights

## FACILITIES

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

## PARKING

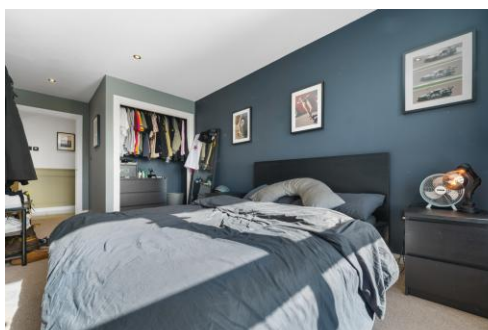
Gated access to an allocated undercroft parking space. Visitor parking.

## TENURE

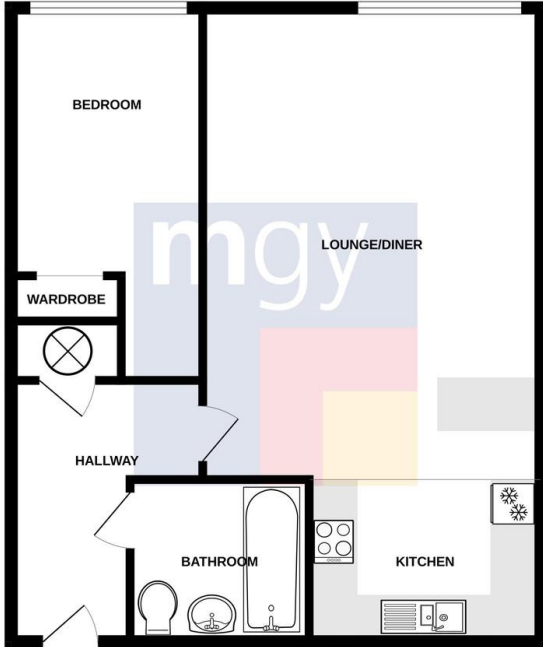
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,767.44 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, secure fob access, video entry intercom system, CCTV, reserve fund, annual boiler servicing, lift maintenance, maintenance of internal and external communal areas, bike storage, refuse disposal, gated access to an allocated undercroft parking space, visitor parking and parking management. Ground rent £250 per annum.



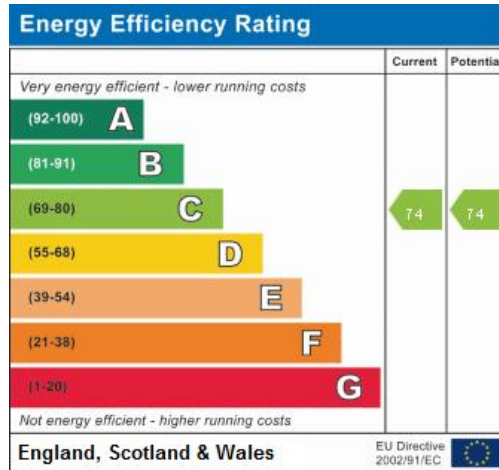
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