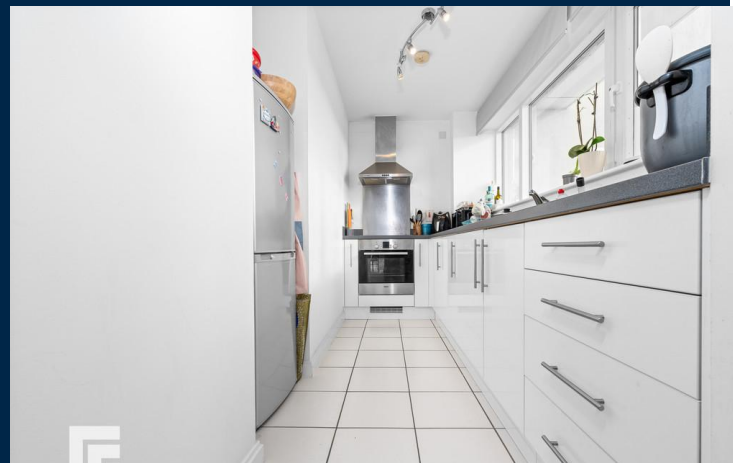




**LYON HOUSE**  
HANSEN COURT, CENTURY  
WHARF  
CARDIFF CF10 5NZ

ASKING PRICE OF  
**£169,950**



**FOURTH FLOOR APARTMENT**



**\*\*IMMACULATELY PRESENTED, WITH GREAT WATER VIEWS\*\*** MGY are pleased to present for sale a spacious one bedroom, fourth floor apartment, within the popular development of Century Wharf. The modern accommodation comprises of entrance hall to open plan lounge/diner and modern fitted kitchen, bathroom and one double bedroom. The property further benefits from a private terrace with water views, double glazing, electric under floor heating throughout, security video entry system, allocated parking and visitor parking. 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. Viewing highly recommended.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 678 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via wooden door, with security spy hole. Carpeted flooring. Wall mounted video entry intercom system. Two large storage cupboards, one housing hot water tank. Thermostat controls.

#### **LOUNGE/DINER**

20' 4" x 14' 10" (6.21m x 4.54max)  
Double glazed uPVC patio doors, leading to private balcony, with water views. Carpeted flooring. Underfloor heating. T.V Aerial point. Telephone point. Thermostat controls. Open plan to:-

#### **KITCHEN**

12' 8" x 5' 9" (3.87m x 1.76m)  
Modern fitted kitchen with work surfaces incorporating stainless steel sink and drainer. Double glazed windows overlooking balcony with water views. Ample storage, with over unit lighting. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splashback. Integrated washer/dryer. Space for a fridge freezer. Underfloor heating. Extractor fan.

#### **BEDROOM**

13' 10" x 10' 0" (4.24max x 3.05m)  
Double glazed uPVC window to front aspect, with water views. Carpeted flooring. Built in double wardrobe. T.V Aerial point. Thermostat controls. Underfloor heating.

#### **BATHROOM**

6' 10" x 6' 3" (2.09m x 1.92m)  
Tiled flooring. Part tiled walls. Panelled bath with glass screen and mains shower over. Wall mounted wash hand basin with mixer tap over. Heated towel rail. Shaver point. Extractor fan. Spotlights.

#### **BALCONY**

Private paved South facing balcony with great water views. Accessed from the living room.

#### **PARKING**

Gated access to an allocated parking space. Visitor parking

#### **FACILITIES**

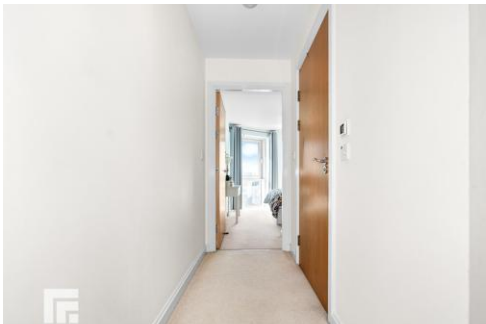
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

#### **TENURE**

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,570.78 per annum, which includes water rates, building insurance, new video entry intercom system, onsite concierge and leisure facilities, CCTV, secure gated fob access, lift maintenance, annual boiler servicing, reserve fund, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, allocated parking space, visitor parking and parking management. Ground rent £172.88 per annum.

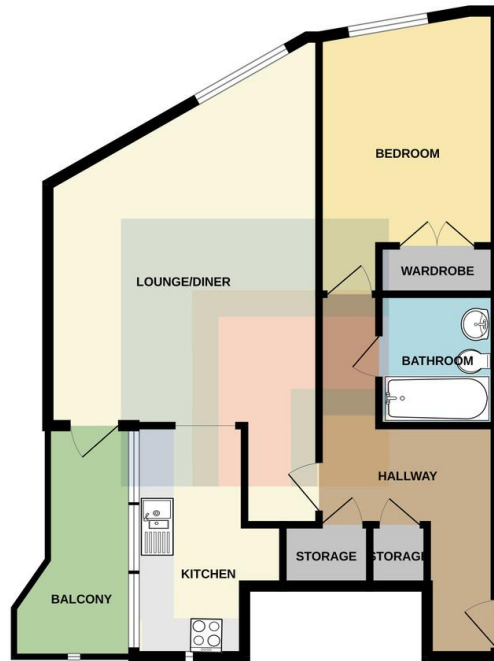


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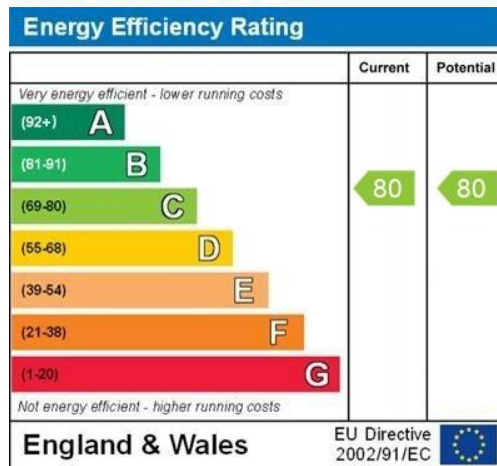


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FOURTH FLOOR



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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