

ZURICH HOUSE  
HANSEN COURT  
CENTURY WHARF  
CARDIFF, CF10 5NZ

ASKING PRICE OF  
**£150,000**



ONE BEDROOM APARTMENT



1



1



1



1

**\*\*IDEAL FIRST TIME PURCHASE\* WATER VIEWS\*\*** MGY are pleased to present for sale a spacious one bedroom, third floor apartment, within the popular development of Century Wharf. The modern accommodation comprises of entrance hall to spacious living room, modern fitted kitchen, bedroom and bathroom. The property further benefits from water views, double glazing throughout, electric underfloor heating, 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. Viewing highly recommended.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 506 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via wooden door, with security spy hole. Laminate flooring. Underfloor heating. Wall mounted video entry intercom system. Large storage cupboard, housing hot water tank. Thermostat.

#### **LOUNGE/KITCHEN/DINER**

20' 11" x 14' 4" (6.38m x 4.39m)

Double glazed uPVC windows to front, with lovely water views. Laminate flooring. T.V Aerial point. Telephone point. Thermostat. Tiled flooring to kitchen. Modern fitted wall and base units, with work surfaces incorporating stainless steel sink. Built in oven and four ring electric hob, with stainless steel extractor hood over. Splash back. Space for fridge freezer and washing machine. Underfloor heating. Extractor fan. Spotlights.

#### **BEDROOM**

11' 6" x 8' 5" (3.51m x 2.59m)

Double glazed uPVC windows to front. Carpeted flooring. Underfloor heating. Built in double wardrobe. T.V Aerial point. Telephone point. Thermostat.

#### **BATHROOM**

6' 10" x 5' 6" (2.1m x 1.69m)

Modern bathroom. Tiled flooring. Part tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Panelled bath, with mains shower over. Heated towel rail. Shaver point. Extractor fan. Spotlights.

#### **PARKING**

Gated access to an 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**

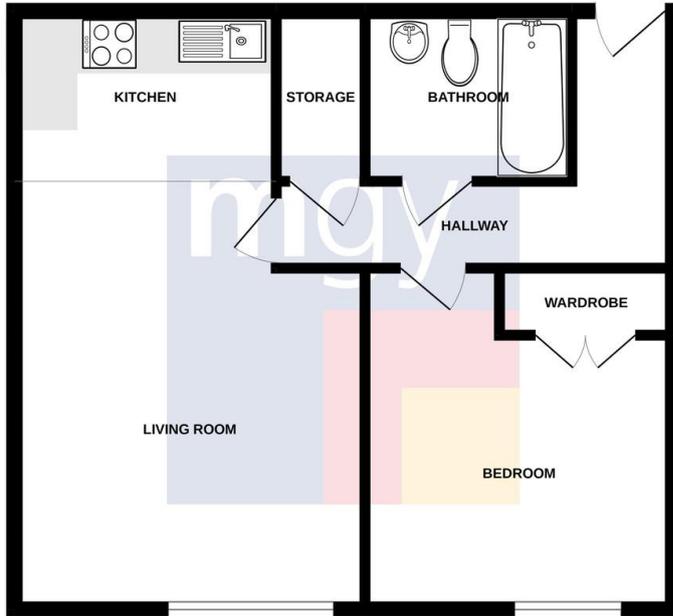
MGY are advised that the property is leasehold, with a lease of 999 years from 2001. Service charges of £2,934 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, video entry intercom system, CCTV, reserve fund contribution, annual boiler servicing, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, secure gated fob access to an allocated undercroft parking space, visitor parking and parking management. Ground rent £142.08 per annum.



# HANSEN COURT, CENTURY WHARF, CARDIFF BAY, CARDIFF CF10 5NZ



# HANSEN COURT, CENTURY WHARF, CARDIFF BAY, CARDIFF CF10 5NZ



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.  
Made with Meropix v2.0.22

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**CARDIFF** 029 2046 5466

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



**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.

**MGY.CO.UK**