



GENEVA HOUSE
PENSTONE COURT
CARDIFF CF10 5NL

ASKING PRICE OF
£169,950



ONE BEDROOM APARTMENT



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****IMMACULATELY PRESENTED* NO CHAIN**** MGY are delighted to bring to market this immaculately presented one bedroom, fourth floor apartment situated within the highly sought after development, Century Wharf. The modern accommodation comprises entrance hallway, large lounge/diner, kitchen, bedroom and bathroom. The extremely spacious property further benefits from a balcony, 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. No chain. EWS1 form in place. *Viewing highly recommended.*

ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate wood effect flooring. Underfloor heating. Wall mounted video entry intercom system. Storage cupboard, housing hot water tank. Thermostat control. Spotlights.

LOUNGE/DINER

23' 9" x 15' 1" (7.24m x 4.60m)

Extremely spacious living room. Large double glazed uPVC window to front. Laminate wood effect flooring. Space for dining. Underfloor heating. T.V Aerial point. Telephone point. Thermostat control. Open plan living.

KITCHEN

10' 3" x 7' 2" (3.13m x 2.20m)

Tiled flooring. Modern fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage, with under unit spotlights. Built in oven and four ring electric hob, with stainless steel extractor hood over. Splash back. Integrated dishwasher and washer/dryer. Space for fridge freezer. Underfloor heating. Thermostat control. Extractor fan. Spotlights.

BEDROOM

17' 8" x 8' 10" (5.40m x 2.70m)

Large double bedroom. Double glazed uPVC window and patio door, leading to large balcony. Laminate wood effect flooring. Underfloor heating. Built in double wardrobe. T.V Aerial point. Telephone point. Thermostat control.

BALCONY

Large decked balcony with glass surround. Morning sun. External lighting. Accessed from the bedroom.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 764 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BATHROOM

8' 10" x 7' 2" (2.70m x 2.20m)

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

PARKING

Secure gated access to one allocated undercroft parking space. Ample visitor parking.

FACILITIES

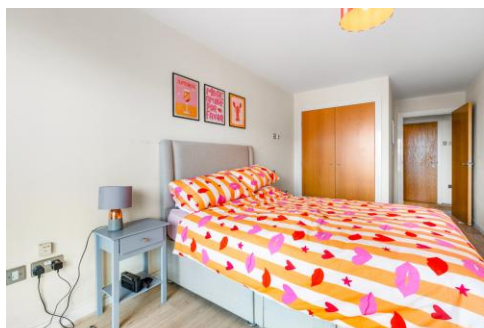
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

TENURE

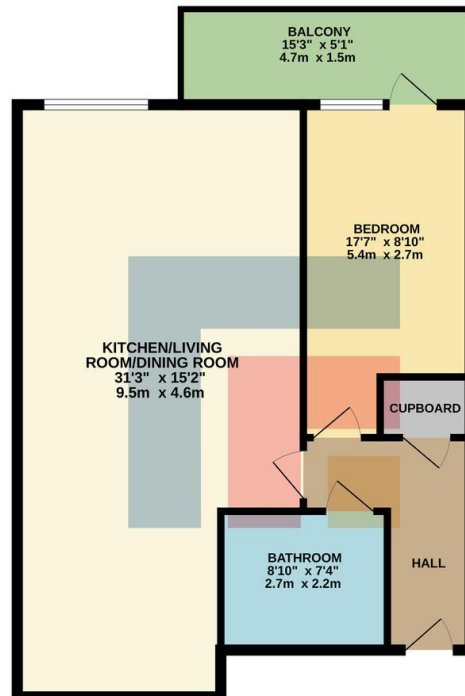
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,820 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, video entry intercom system, CCTV, reserve fund, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, secure gated fob access to an allocated parking space, visitor parking and parking management. Ground rent £150 per annum.



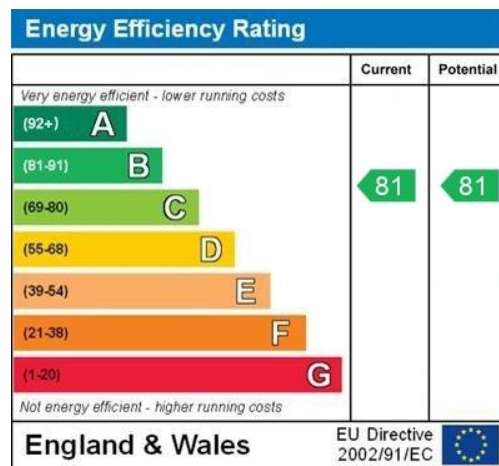
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TOTAL FLOOR AREA: 716 sq ft (66.5 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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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