



CENTURY COURT
TAFFS MEAD EMBANKMENT
RIVERSIDE
CARDIFF CF11 6RL

ASKING PRICE OF
£175,000



FIRST FLOOR APARTMENT



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TWO DOUBLE BEDROOM APARTMENT WITHIN WALKING DISTANCE OF THE CITY CENTRE MGY are delighted to bring to market this two double bedroom, first floor apartment situated in the 'Century Court' development on Taffs Mead Embankment. The accommodation briefly comprises entrance hallway, open plan lounge/diner and separate kitchen, two double bedrooms - master ensuite shower room, and family bathroom. The property further benefits from being chain free, has secure gated and allocated parking, lift access, and has fantastic views of the River Taff as well as being within walking distance of the City Centre. ***Viewing highly recommended***

ENTRANCE HALL

Entered via front door leading from communal hallway. Carpeted flooring. Pendant light fitting. Radiator. Doors to all rooms and two great sized storage cupboards - one housing boiler.

LOUNGE/DINER

22' 0" x 12' 2" (6.72m x 3.71m)

Continuation of carpeted flooring from hallway. Two double glazed windows to front aspect with fitted blinds and fantastic views over the River Taff. Radiator. Pendant light fittings. Power points. Opening to :-

KITCHEN

8' 8" x 9' 5" (2.66m x 2.89m)

Fitted kitchen with worktops over incorporating double stainless steel sink and drainer with mixer tap over and four ring hob with extractor above and oven beneath. Space for appliances such as fridge/freezer and washing machine. Tiled splashbacks. Pendant light fittings. Power points.

BEDROOM ONE

15' 1" x 11' 4" (4.62m x 3.46m)

Double glazed window to front aspect. Double bedroom. Carpeted flooring. Coving to ceiling. Power points. Pendant light fitting. Radiator. Door to :-

ENSUITE SHOWER ROOM

2' 9" x 4' 9" (0.84m x 1.47m)

WC. Vanity wash hand basin with mixer tap above and storage beneath. Vinyl flooring and partially tiled walls. Shaver point. Walk in shower cubicle with mains powered shower over. Pendant light fitting.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 850 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM TWO

13' 3" x 7' 11" (4.06m x 2.43m)

Two double glazed windows to rear aspect with fitted blinds. Carpeted flooring. Coving to ceiling. Radiator. Power points. Pendant light fitting.

BATHROOM

5' 8" x 7' 3" (1.73m x 2.21m)

White three-piece-suite comprising WC, vanity wash hand basin with mixer tap over and storage beneath, and panelled bath with hot and cold tap over and mains powered shower with handheld attachment above. Vinyl flooring and partially tiled walls. Extractor fan. Pendant light fitting.

OUTSIDE

Secure gated car park with one allocated parking space and ample visitor spaces.

Secure bike storage room within the development.

CCTV across the development for maximum security.

TENURE

MGY are advised that the property is LEASEHOLD with a 125 year lease from year of build (2001). There is a service charge payable yearly of approx. £3,772 per annum and a ground rent of approx. £104 per annum.

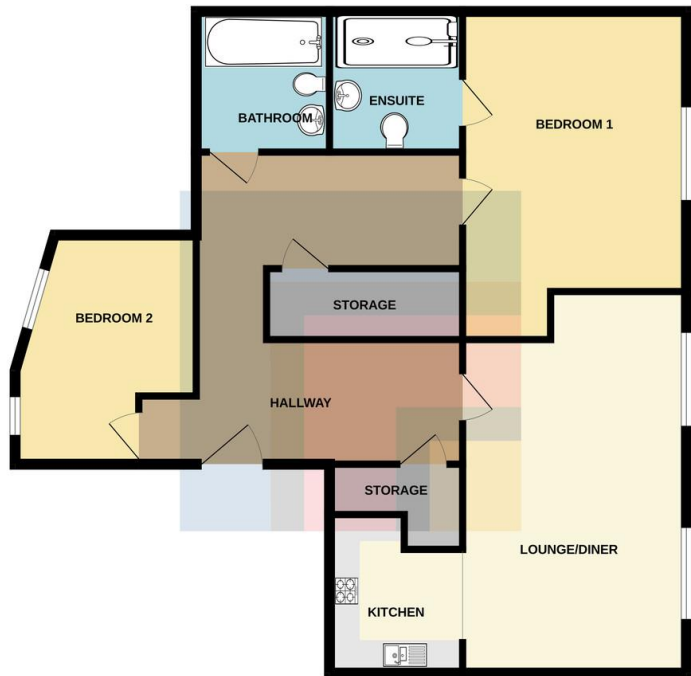


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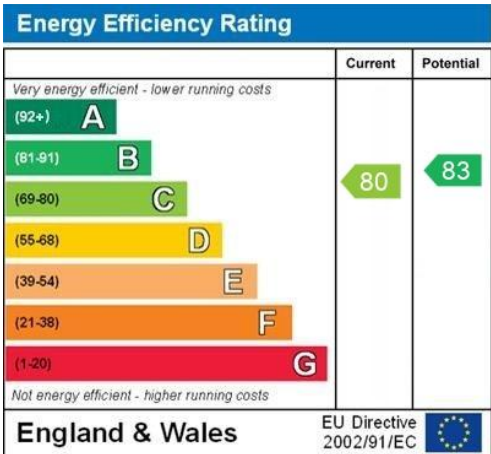


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FIRST FLOOR



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 misstatement. 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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