

# Sorrento House,

Ezel Court, Century Wharf, Cardiff, CF10 5NS



Estate Agents and  
Chartered Surveyors

Offers in Excess Of

**£240,000**



Two Bedroom Apartment



# Property Description

**\*\*IMMACULATELY PRESENTED\* NO CHAIN\*\*** MGY are pleased to present for sale, a spacious two bedroom, third floor apartment within the highly sought after development, Century Wharf. A fantastic opportunity to purchase a larger than average two bedroom apartment. The accommodation comprises of large entrance hall to lounge/diner, separate fitted kitchen, two double bedrooms, one with en-suite and bathroom. The property further benefits from two balconies, double glazing throughout, underfloor heating, 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. EWS1 form in place. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 1,110 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Double glazed uPVC windows to rear. Spacious hallway. Carpeted flooring. Two storage cupboards, one housing hot water tank. Video entry intercom system. Thermostat.

## KITCHEN

10' 9" x 8' 7" (3.30m x 2.64m)  
Large kitchen. Tiled flooring. 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. Ample storage. Over and under unit lighting. Integrated fridge freezer, dishwasher and washer/dryer. Extractor fan. Spotlights.

## LOUNGE/DINER

24' 4" x 16' 6" (7.44m x 5.04m)  
Entered via double wooden doors. Double glazed uPVC patio doors, leading onto large decked balcony with artificial grass. Extremely spacious. Carpeted flooring. Thermostat. TV and telephone point. Double wooden doors, leading to large kitchen.

## BALCONY

Large decked balcony, with artificial grass and glass surround. Ample sun. External lighting. Accessed from the living room.

## MASTER BEDROOM

17' 8" x 15' 10" (5.40m x 4.84m)  
Double glazed uPVC window and patio door, leading to additional balcony. Exceptionally large double bedroom. Carpeted flooring. Two built in double wardrobes. Thermostat. TV and telephone point. Door to:-

## EN-SUITE

9' 2" x 6' 11" (2.80m x 2.12m)  
Large modern en-suite. Tiled flooring. Fully tiled walls. Double shower cubicle. Wall mounted wash hand basin. W.C. Shaver point. Heated towel rail. Extractor fan. Spotlights.

## BEDROOM TWO

16' 0" x 11' 4" (4.89m x 3.47m)  
Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. Built in double wardrobe. TV and telephone point. Thermostat.

## BATHROOM

6' 11" x 6' 10" (2.12m x 2.09m)  
Tiled flooring. Fully tiled walls.

Wall mounted wash hand basin.

Panelled bath, with shower over and glass shower screen. W.C. Shaver point. Wall mounted mirrors. Heated towel rail. Extractor fan. Spotlights.

## PARKING

Allocated undercroft parking space. Visitor parking.

## FACILITIES

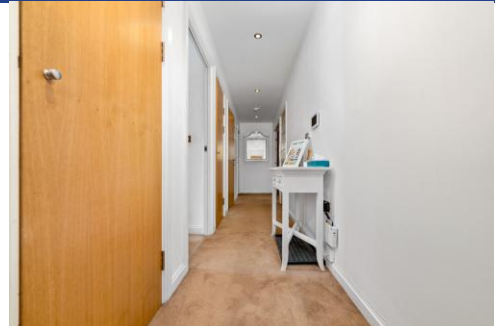
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

## TENURE

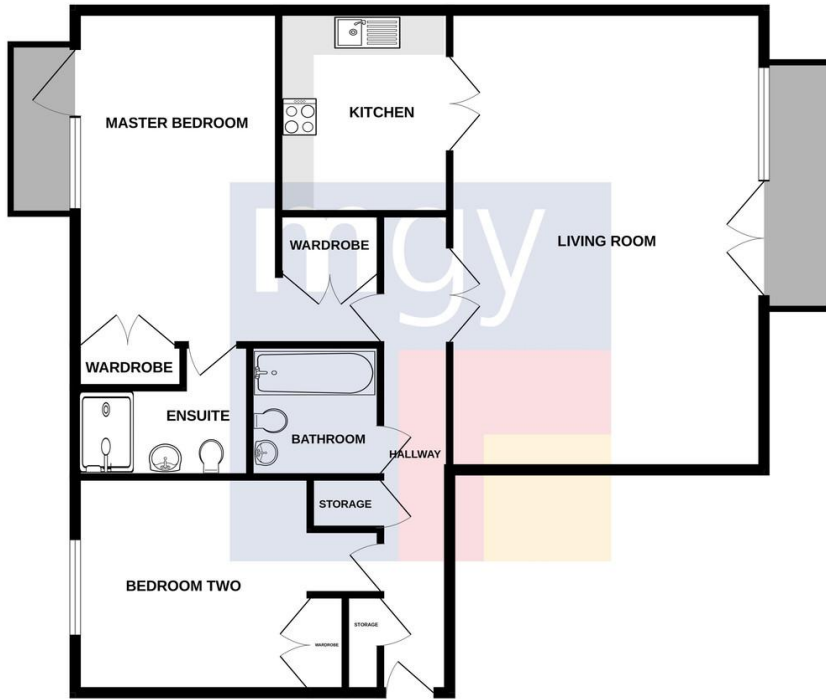
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3,736.74 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £319 per annum.



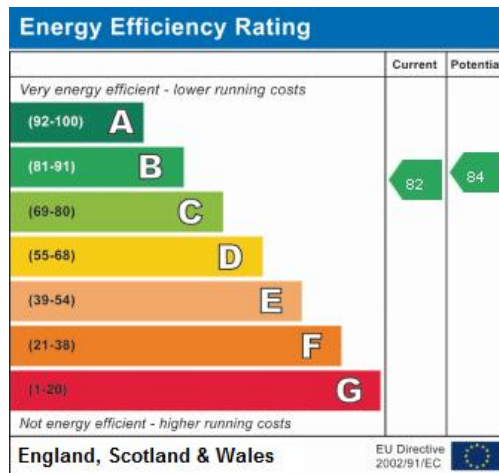
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TOTAL FLOOR AREA: 1110 sq. ft. (103.2 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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