

# Cannes House,

Penstone Court, Century Wharf, Cardiff, CF10 5NN



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£165,000**



One Bedroom Apartment



# Property Description

**\*\*IDEAL FIRST TIME PURCHASE\* NO CHAIN\*\*** MGY are pleased to present for sale a larger than average one bedroom, second floor apartment in Cannes House. This popular gated development, Century Wharf benefits from a concierge service and leisure facilities including a gym, swimming pool, sauna and jacuzzi. The spacious accommodation comprises of entrance hall, living room, separate kitchen, large double bedroom and bathroom. The modern apartment further benefits from double glazing throughout, a video entry intercom system, underfloor heating and an allocated undercroft parking space. EWS1 form in place. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 732 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Laminate wood effect flooring. Wall mounted video entry intercom system. One large storage cupboard, housing hot water tank. Thermostat control. Spotlights.

## LIVING ROOM

20' 2" x 14' 11" (6.15m x 4.57m)  
Large double glazed uPVC windows to front. Laminate wood effect flooring. T.V Aerial point. Telephone point. Thermostat control.

## KITCHEN

14' 9" x 7' 10" (4.51m x 2.41m)  
Separate kitchen. Tiled flooring. Modern wall and base units, with work surfaces incorporating stainless steel sink. Ample storage with under unit spotlights. Integrated oven, with four ring electric hob and stainless steel extractor hood over. Splash back. Integrated dishwasher and washing machine. Space for fridge freezer. Space for dining table and chairs. Extractor fan. Thermostat control. Spotlights.

## BEDROOM

22' 6" x 8' 11" (6.86m x 2.72m)  
Double glazed uPVC windows to front aspect. Larger than average double bedroom. Carpeted flooring. Two built-in double wardrobes. TV Aerial point. Telephone point. Thermostat control.

## BATHROOM

8' 9" x 7' 1" (2.68m x 2.17m)  
Tiled flooring. Fully tiled walls. Wall mounted wash hand basin. Panelled bath with shower over and glass shower screen. W.C. Heated towel rail. Shaver point. Extractor fan. Thermostat control. 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.

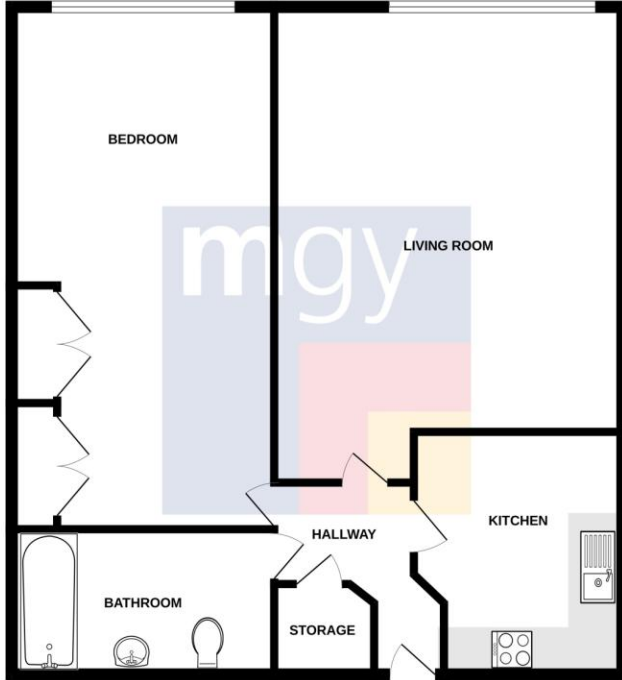
## TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,900 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, video entry intercom system, CCTV, reserve fund, 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 £84 per annum.

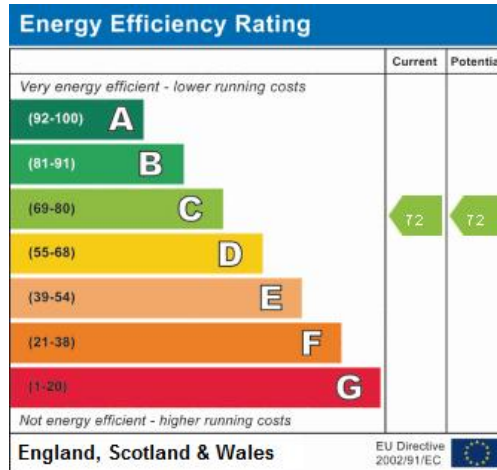
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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