

Genoa House,

Penstone Court, Century Wharf, Cardiff, CF10 5NQ



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£159,950



One Bedroom Apartment



Property Description

****IDEAL FIRST TIME PURCHASE* IMMACULATELY PRESENTED* NO CHAIN**** MGY are pleased to present for sale a spacious one bedroom, elevated ground floor apartment, within the popular development of Century Wharf. The modern accommodation comprises of entrance hall to spacious living room, modern fitted separate kitchen, exceptionally large bedroom, bathroom and terrace. The property further benefits from double glazing throughout, electric underfloor heating, security video entry system and an allocated parking space. Visitor parking and secure bike storage. 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. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 700 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

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

LIVING ROOM

Double glazed uPVC window and door leading to Juliette balcony. Additional patio door, leading to paved terrace. Ample natural daylight. Wood effect laminate flooring. Telephone point. TV aerial point. Thermostat control.

KITCHEN

Large separate kitchen. Tiled flooring. Modern fitted units, with work surfaces incorporating stainless steel sink. Ample storage, with under unit lighting. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splash back. Extractor fan. Integrated washer/dryer and dishwasher. Free standing fridge freezer. Space for dining table and chairs. Extractor fan. Thermostat control. Spotlights.

BEDROOM

Double glazed uPVC window and patio door, leading to paved terrace. Large double bedroom. Brand new carpeted flooring. Two built in double wardrobes. Telephone point. TV aerial point. Thermostat control.

BATHROOM

Brand new 'Quintex' vinyl wood effect flooring. Fully tiled walls. Brand new panelled bath, with shower over and glass shower screen. Wall mounted wash hand basin with brand new dual tap. Heated towel rail. Shaver point. Spotlights. Thermostat control.

TERRACE

Large paved terrace. Sheltered, with glass surround. External lighting. Accessed from the living room and bedroom.

PARKING

Allocated parking space. Visitor Parking.

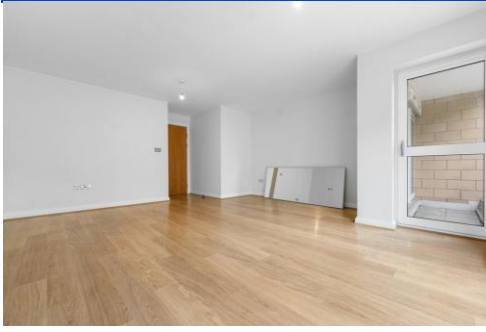
FACILITIES

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

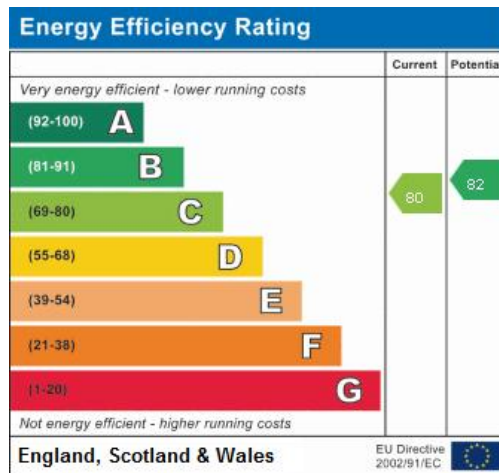
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,722.60 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 £205.92 per annum.

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