

# Lyon House,

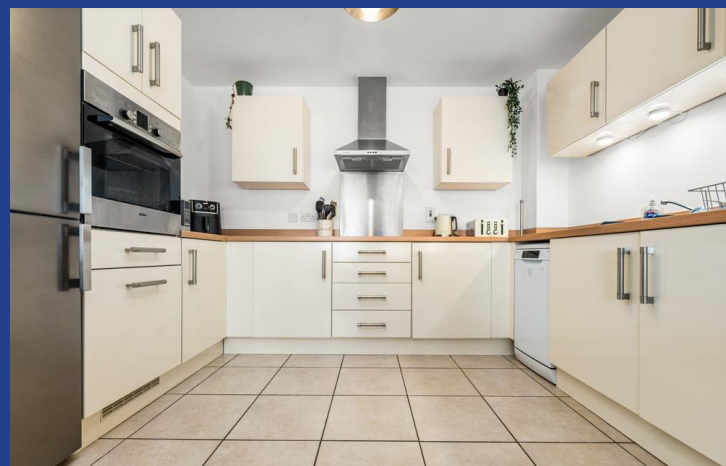
Hansen Court, Century Wharf, Cardiff, CF10 5NZ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£169,950**



One Bedroom Apartment



# Property Description

**\*\*IMMACULATELY PRESENTED, WITH GREAT WATER VIEWS\*\*** MGY are pleased to present for sale a spacious one bedroom, sixth floor apartment, within the popular development of Century Wharf. The modern accommodation comprises of entrance hall to open plan lounge/diner and modern fitted kitchen, bathroom and one double bedroom. The property further benefits from a large balcony with water views, double glazing, electric under floor heating throughout, security video entry system, allocated parking and visitor parking. 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. Viewing highly recommended.

Tenure Freehold

Council Tax Band D

Floor Area Approx 646 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Carpeted flooring. Wall mounted video entry intercom system. Two large storage cupboards, one housing hot water tank. Thermostat controls.

## LOUNGE/DINER

17' 1" x 12' 11" (5.23m x 3.94m)  
Double glazed uPVC patio doors, leading to large balcony, with water views. Carpeted flooring. Under floor heating. T.V Aerial point. Telephone point. Thermostat controls. Open plan to:-

## KITCHEN

11' 3" x 8' 0" (3.43m x 2.44m)  
Modern fitted kitchen with work surfaces incorporating stainless steel sink. Ample storage, with over unit lighting. Built in oven, four ring electric hob and stainless steel extractor hood over. Splash back. Integrated washer/dryer. Space for a fridge freezer. Under floor heating. Extractor fan.

## BEDROOM

13' 1" x 10' 11" (4.01m x 3.35m)  
Double glazed uPVC window to front aspect, with water views. Carpeted flooring. Built in double wardrobe. T.V Aerial point. Thermostat controls. Under floor heating.

## BATHROOM

Tiled flooring. Part tiled walls. Corner shower with sliding glass doors, and mains shower over. Wall mounted wash hand basin with large mirror over. Heated towel rail. Shaver point. Extractor fan. Spotlights.

## PARKING

Gated access to an 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.

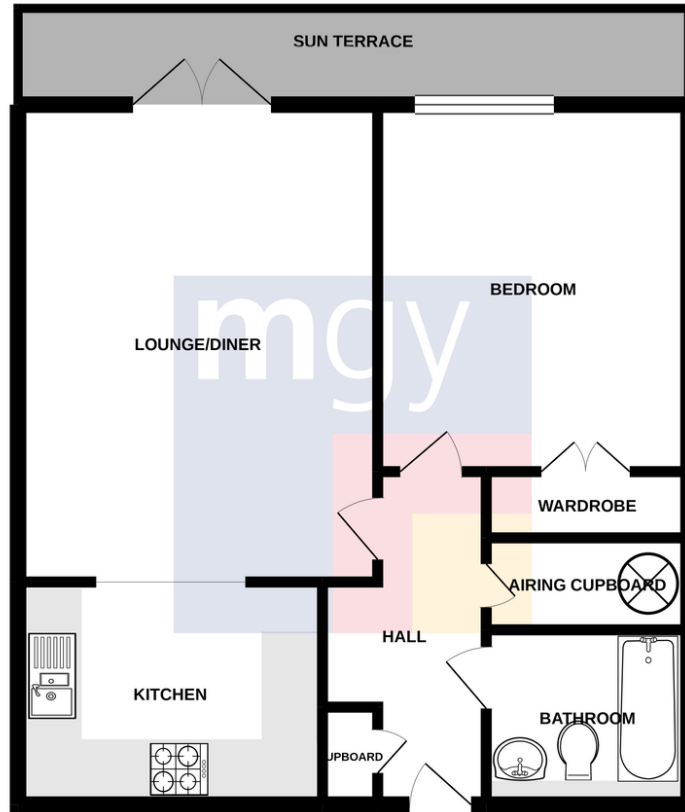
## TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,485.68 per annum, which includes water rates, building insurance, new video entry intercom system, onsite concierge and leisure facilities, CCTV, secure gated fob access, lift maintenance, annual boiler servicing, reserve fund, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, visitor parking and parking management. Ground rent £283 per annum.

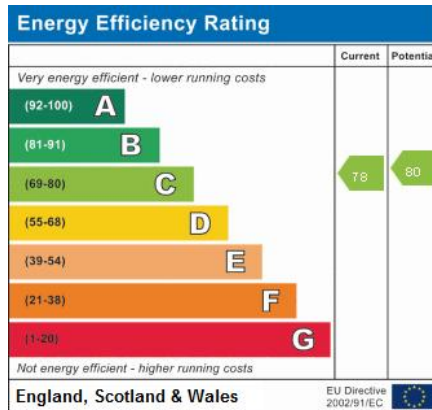
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