

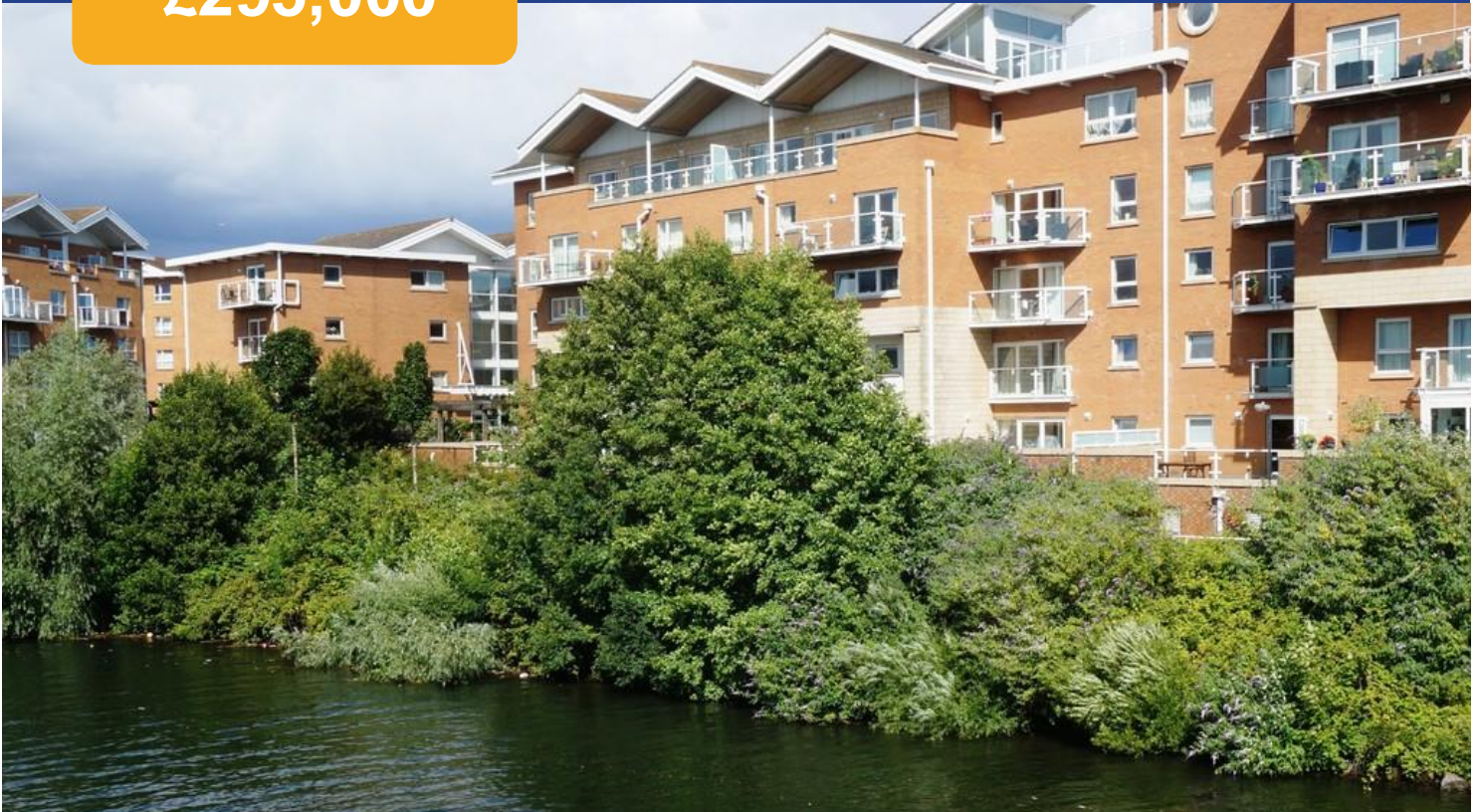
Palma House, Judkin Court, Century Wharf, Cardiff Bay, Cardiff, CF10 5AX



Estate Agents and
Chartered Surveyors

Asking Price Of

£295,000



Duplex Apartment



Property Description

****RARELY AVAILABLE* NO CHAIN**** MGY are pleased to present for sale, a superb two bedroom, ground floor duplex apartment within the highly sought after development, Century Wharf. The spacious accommodation comprises of entrance hall to lounge/dining room, large fitted kitchen, downstairs WC bathroom, to the first floor there is two bedrooms, one with en-suite and family bathroom. The property further benefits from a large terrace on the ground floor and a second balcony from bedroom one, double glazing throughout, 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. Viewing highly recommended. No chain.

Tenure Leasehold

Council Tax Band

Floor Area Approx 1,184 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE

Entered via wooden door, with security spy hole. Wooden laminate flooring. Wall mounted video entry intercom system. Wall mounted storage heater. Spotlights. Doors to all rooms and stairs rising to first floor.

LOUNGE/DINER

24' 0" x 14' 4" (7.32m x 4.38m)
Double glazed uPVC patio door to access private terrace and additional window. Extremely spacious. Laminate wood effect flooring. Telephone point. TV aerial point. Two wall mounted electric heaters. Coving to ceiling.

KITCHEN

11' 5" x 9' 11" (3.48m x 3.03m)
Double doors leading into large kitchen. Fitted wall and base units with work surfaces incorporating double stainless steel sink with dual tap and drainer. Ample storage. Tiled flooring. Part tiled walls. Integrated oven and four ring electric hob with stainless steel extractor hood over. Extractor fan. Space for dining table and chairs. Integrated dishwasher and washing machine. Space for fridge freezer. Spotlights.

TERRACE

Large paved South West facing terrace, with glass surround and excellent river views. External lighting. Accessed from the lounge/diner.

DOWNSTAIRS WC

6' 7" x 3' 4" (2.03m x 1.04m)
Tiled flooring. Fully tiled walls. Wall mounted wash hand basin. W.C. Heated towel rail.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to two bedrooms and bathroom. Carpeted flooring. Two storage cupboards, one housing hot water tank.

BEDROOM ONE

18' 9" x 12' 4" (5.73m x 3.78m)
Double glazed uPVC window and door leading to private balcony. Carpeted flooring. TV aerial point. Telephone point. Two wall mounted electric heaters. Coving to ceiling. Door to:

ENSUITE

9' 1" x 5' 11" (2.78m x 1.81m)
Large modern en-suite. Tiled flooring. Fully tiled walls. Shower cubicle. Wall mounted wash hand basin. W.C. Shaver point. Heated towel rail. Extractor fan. Spotlights.

BEDROOM TWO

14' 6" x 9' 2" (4.44m x 2.81m)
Double glazed uPVC window. Carpeted flooring. Built in double wardrobe. TV aerial point. Telephone point. Wall mounted electric heater.

BATHROOM

6' 9" x 6' 6" (2.08m x 1.99m)
Large bathroom. Tiled flooring. Fully tiled walls. Panelled bath with shower fixture over. Pedestal wash hand basin. W.C. Heated towel rail. Extractor fan. Shaver point. Spotlights.

BALCONY

Large decked South West facing balcony, with glass surround and river excellent river views. External lighting. Accessed from bedroom one.

FACILITIES

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

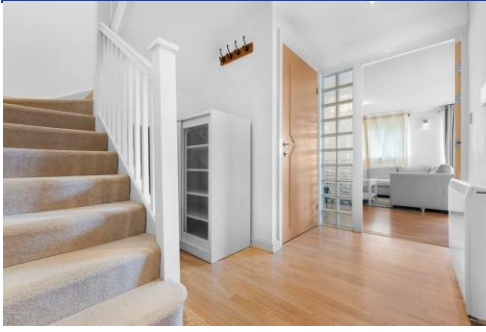
PARKING

Allocated undercroft parking space. Visitor parking.

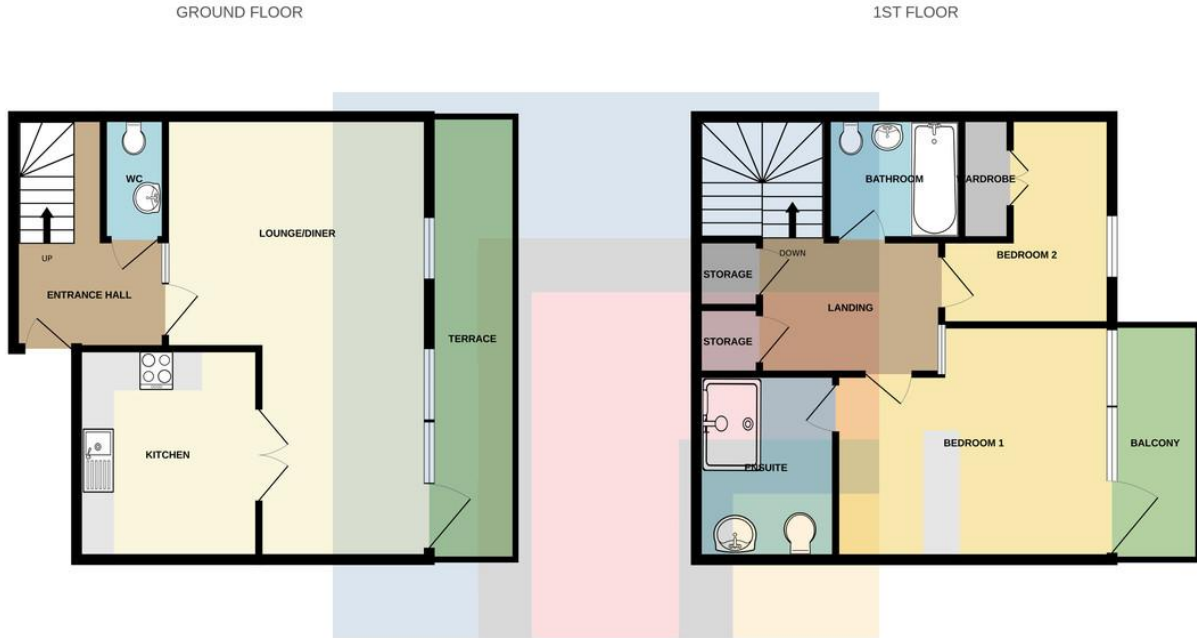
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3,714.18 per annum, which includes water rates, reserve fund, building insurance, on-site 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 undercroft parking space, visitor parking and parking management. Ground rent £88.50 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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