

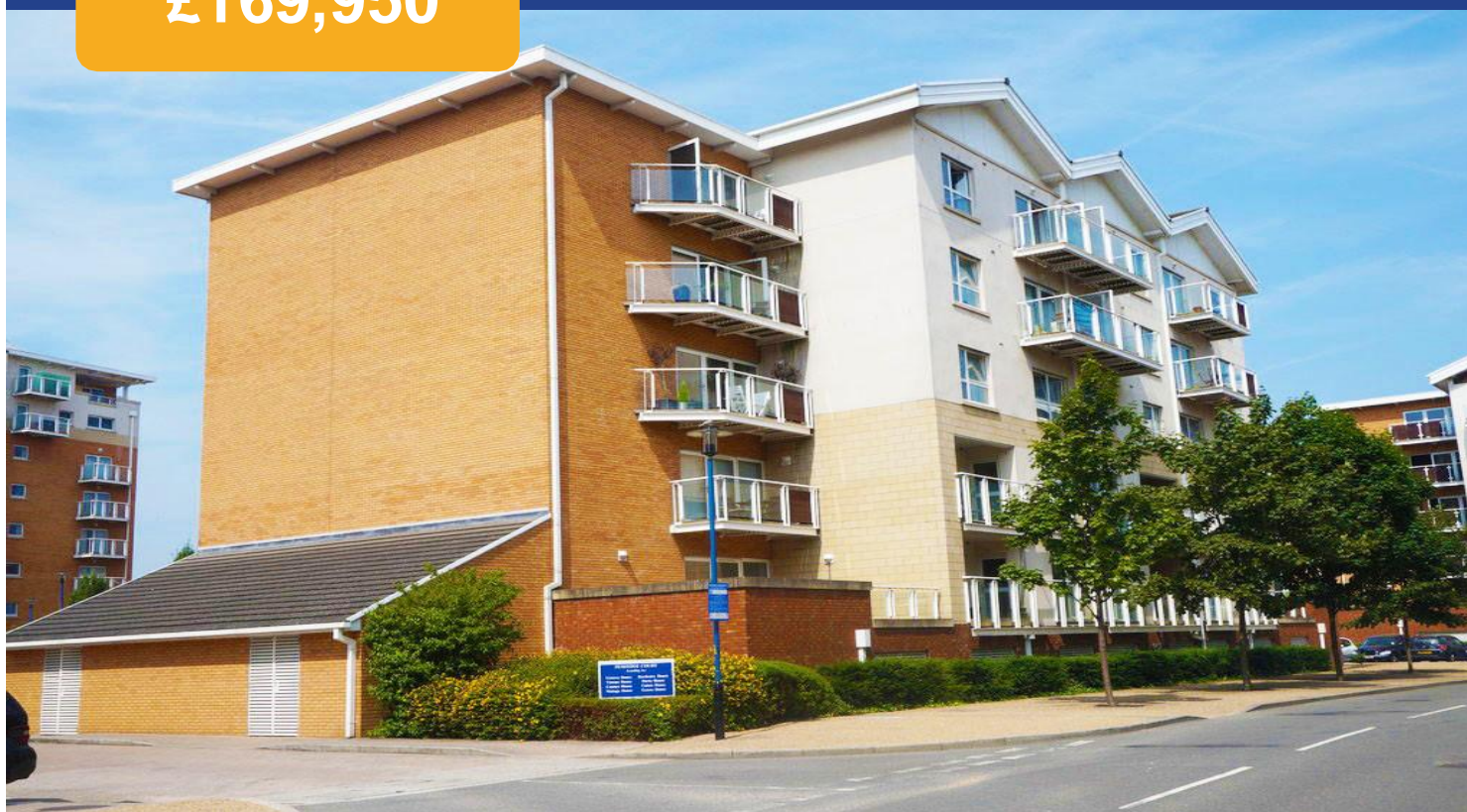
# Genoa House, Penstone Court, Century Wharf, Cardiff, CF10 5NQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£169,950**



One Bedroom Apartment



# Property Description

**\*\*IDEAL FIRST TIME PURCHASE\* IMMACULATELY PRESENTED\*\*** MGY are pleased to present for sale a spacious one bedroom, third 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 and bathroom. The property further benefits from double glazing throughout, electric underfloor heating, security video entry system and an allocated undercroft 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. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 775 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

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

## KITCHEN

14' 0" x 9' 10" (4.28m x 3.00m)  
Separate kitchen, with space for dining table. Tiled flooring. Modern fitted wall and base units, with work surfaces incorporating black composite sink with drainer. Ample storage, with under unit spotlights. Built in oven and four ring electric hob, with stainless steel extractor hood over. Splash back. Integrated dishwasher and washer/dryer. Space for fridge freezer. Underfloor heating. Thermostat control. Extractor fan. Spotlights.

## LIVING ROOM

19' 8" x 14' 0" (6.01m x 4.29m)  
Large double glazed uPVC window and patio door, leading to large balcony. Spacious living room. Laminate wood effect flooring. Underfloor heating. T.V Aerial point. Telephone point. Thermostat control.

## BALCONY

Large decked balcony with glass surround. External lighting. Accessed from the living room.

## BEDROOM

23' 9" x 9' 7" (7.25m x 2.94m)  
Exceptionally large double bedroom. Double glazed uPVC windows to front. Carpeted flooring. Underfloor heating. Two built in double wardrobes. T.V Aerial point. Telephone point. Thermostat control.

## BATHROOM

8' 9" x 7' 1" (2.67m x 2.17m)  
Spacious bathroom. Tiled flooring. Fully tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Panelled bath, with mains shower over and glass shower screen. Heated towel rail. Shaver point. Extractor fan. Spotlights.

## PARKING

Gated access to an 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.

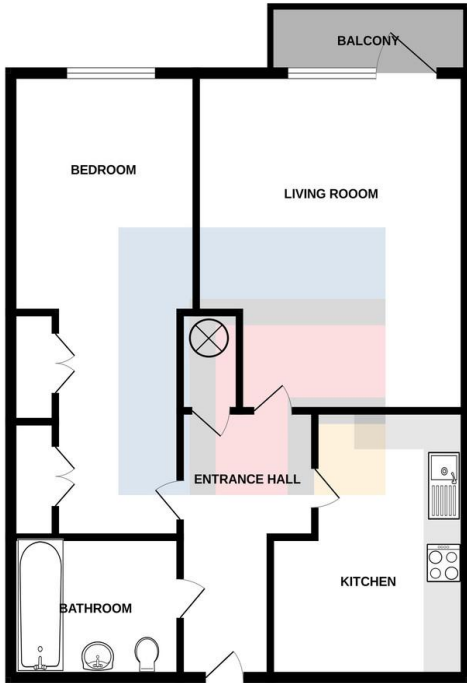
## TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,998.60 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, video entry intercom system, CCTV, reserve fund contribution, annual boiler servicing, 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 £223 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	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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