



**ZURICH HOUSE**  
**HANSEN COURT**  
**CARDIFF CF10 5NZ**

OFFERS IN EXCESS OF  
**£130,000**



**ELEVATED GROUND FLOOR APARTMENT**



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**\*\*STUDIO APARTMENT WITH SUPERB WATER VIEWS & LARGE TERRACE\*\* NO CHAIN\*\*** MGY are pleased to present for sale, a spacious elevated ground floor studio apartment with water views, within the popular development, Century Wharf. The well-presented accommodation comprises of entrance hall leading to spacious living/dining room, modern fitted kitchen and bedroom area. Additional door leading to bathroom. The property further benefits from views of the River Taff, double glazing throughout, underfloor heating and a video entry intercom system. The development also benefits from 24-hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. Visitor parking and bike storage. EWS1 form in place. Ideal first-time purchase or investment opportunity. No chain. Viewing highly recommended.

#### ENTRANCE HALL

Entered via wooden door with security spy hole. Spacious hallway. Carpeted flooring. Underfloor heating. Wall mounted video entry intercom system. Storage cupboard, housing hot water tank. Spotlights. Thermostat control. Doors leading to bathroom and living area.

#### LOUNGE/KITCHEN/DINER

21' 9" x 9' 3" (6.65m x 2.83m)

Floor to ceiling double glazed uPVC windows to front aspect. Additional double glazed uPVC patio door leading to exceptionally large paved terrace with stunning water views. Ample natural daylight. Carpeted flooring to living area. TV and telephone point. Modern fitted kitchen with tiled flooring. Wall and base units with work surfaces incorporating stainless steel sink with drainer and mixer tap. Over unit lighting. Built in oven and four ring electric hob with extractor hood over. Splash back. Integrated washer/dryer. Space for fridge/freezer. Extractor fan. Open plan living. Underfloor heating. Thermostat control.

#### TERRACE

18' 6" x 7' 0" (5.64m x 2.15m)

Exceptionally large paved terrace with superb water views and ample sun. External lighting. Accessed from the living area.

#### BEDROOM AREA

9' 7" x 8' 6" (2.93m x 2.61m)

Double glazed uPVC window to front aspect. Ample natural daylight. Carpeted flooring. Built in double wardrobe. Underfloor heating. Thermostat control.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: 510 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BATHROOM

6' 9" x 5' 7" (2.08m x 1.71m)

Modern bathroom. Tiled flooring. Part tiled walls. White three-piece suite comprising wall mounted wash hand basin with mixer tap, W.C, panelled bath with shower over and glass shower screen. Wall mounted mirror. Heated towel rail. Spotlights. Shaver point. Underfloor heating. Thermostat control.

#### PARKING

Visitor parking.

#### FACILITIES

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

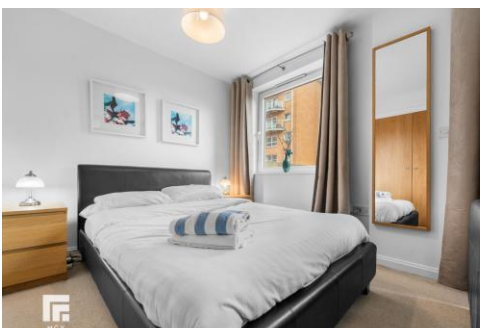
#### TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,456.98 per annum, which includes water rates, building insurance, reserve fund contribution, 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, secure gated access to visitor parking and parking management. Ground rent £57.17 per annum.





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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

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