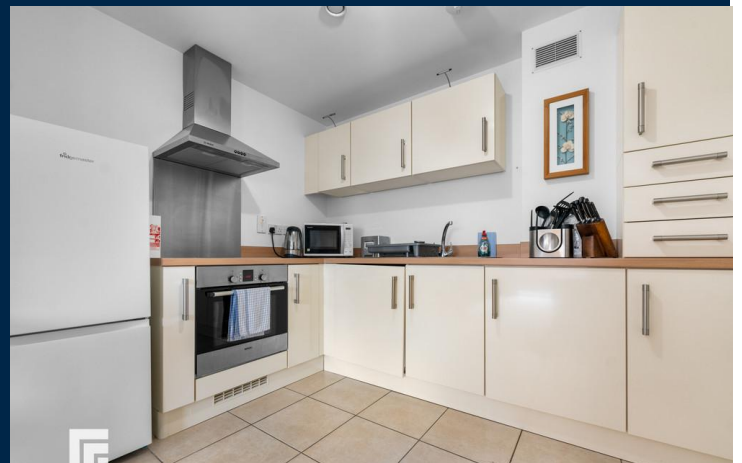




ZURICH HOUSE
HANSEN COURT
CARDIFF CF10 5NZ

OFFERS IN EXCESS OF
£130,000



ELEVATED GROUND FLOOR APARTMENT



1



1



1



1

****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

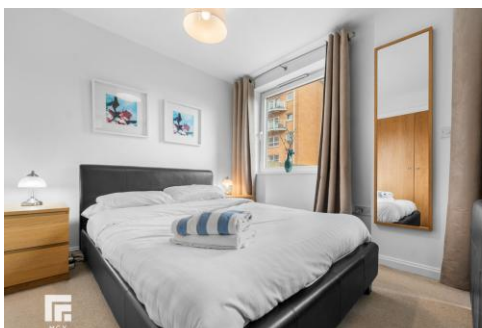
The gated development benefits from 24-hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

TENURE

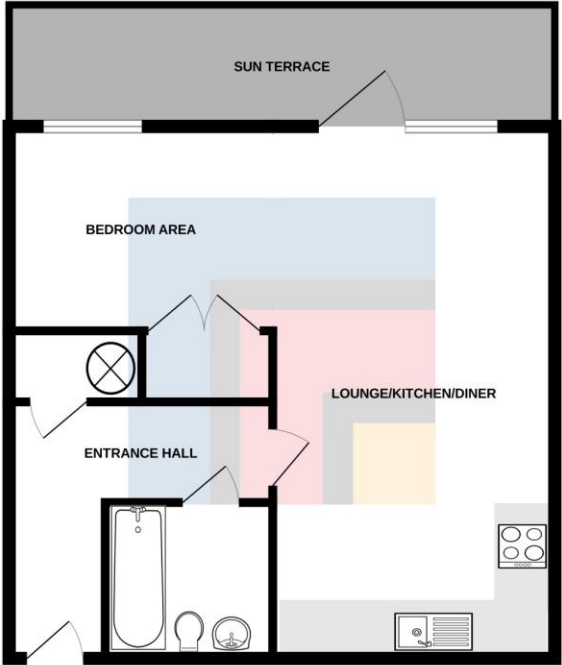
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,456.98 per annum, which includes water rates, building insurance, reserve fund contribution, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance 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.



ZURICH HOUSE, HANSEN COURT, CARDIFF, CF10 5NZ



ZURICH HOUSE, HANSEN COURT, CARDIFF, CF10 5NZ



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
Made with Heringa C2025

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

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

MGY.CO.UK