



NAPLES HOUSE

JUDKIN COURT, CENTURY
WHARF

CARDIFF BAY CF10 5AX

ASKING PRICE OF

£235,000



THREE BEDROOM APARTMENT



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****RARELY AVAILABLE* NO CHAIN**** MGY are pleased to present for sale, a spacious three bedroom second floor apartment within the highly sought after development, Century Wharf. The accommodation comprises of entrance hall to living/dining room, large fitted kitchen, bathroom and three large double bedrooms, one with en-suite. The property further benefits from double glazing throughout, decked balcony, security video entry system, an allocated undercroft parking space and visitor parking. 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: G

FLOOR AREA APPROX: 1,190 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Century Wharf is a popular development situated in a fantastic location, within walking distance to Cardiff City Centre, The Principality Stadium and Mermaid Quay with its many bars, shops and restaurants, and within walking distance to the Millennium Centre. Excellent bus and rail transport links nearby, to Cardiff City Centre for work, leisure and sports. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Large spacious hall. Laminate wood effect flooring. Wall mounted video entry intercom system. Two storage cupboards, one housing hot water tank. Wall mounted storage heater.

LIVING ROOM

19' 10" x 16' 11" (6.07m x 5.18m)
Double glazed uPVC windows to front aspect. Spacious living area. Laminate wood effect flooring. Two wall mounted storage heaters. T.V Aerial point. Telephone point. Coving to ceiling. Open plan living.

KITCHEN

12' 2" x 9' 4" (3.73m x 2.87m)
Large Kitchen. Tiled flooring. Part tiled walls. Wall, base and drawer units, with work surfaces incorporating stainless steel sink, with mixer tap. Ample storage. Integrated oven and four ring electric hob, with extractor hood over. Integrated washing machine. Space for fridge freezer.

MASTER BEDROOM

17' 5" x 14' 7" (5.31m x 4.46m)
Large double glazed window and patio door, leading to large decked balcony. Carpeted flooring. Built in double wardrobe. Additional fitted wardrobes. TV Aerial point. Telephone point. Coving to ceiling. Door leading to:-

EN-SUITE

6' 7" x 6' 5" (2.02m x 1.98m)
Large en-suite with walk in shower. Fully tiled walls. Wall mounted wash hand basin. W.C. Heated towel rail. Extractor fan. Spotlights.

BALCONY

Large decked balcony with glass surround. External lighting. Accessed from the master bedroom.

BEDROOM TWO

17' 6" x 10' 11" (5.35m x 3.35m)
Large double glazed uPVC windows to front aspect. Double bedroom. Carpeted flooring. Built in double wardrobe. Coving to ceiling. T.V Aerial point.

BEDROOM THREE

17' 6" x 10' 4" (5.35m x 3.17m)
Large double glazed uPVC windows to front aspect. Double bedroom. Carpeted flooring. Built in double wardrobe. Coving to ceiling. T.V Aerial point.

BATHROOM

6' 9" x 6' 7" (2.06m x 2.02m)
Tiled flooring. Fully tiled walls. Panelled bath. Pedestal wash hand basin. W.C. Shaver point. Extractor fan. Heated towel rail.



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FACILITIES

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

PARKING

Gated access to an allocated undercroft parking space. Ample visitor parking.

TENURE

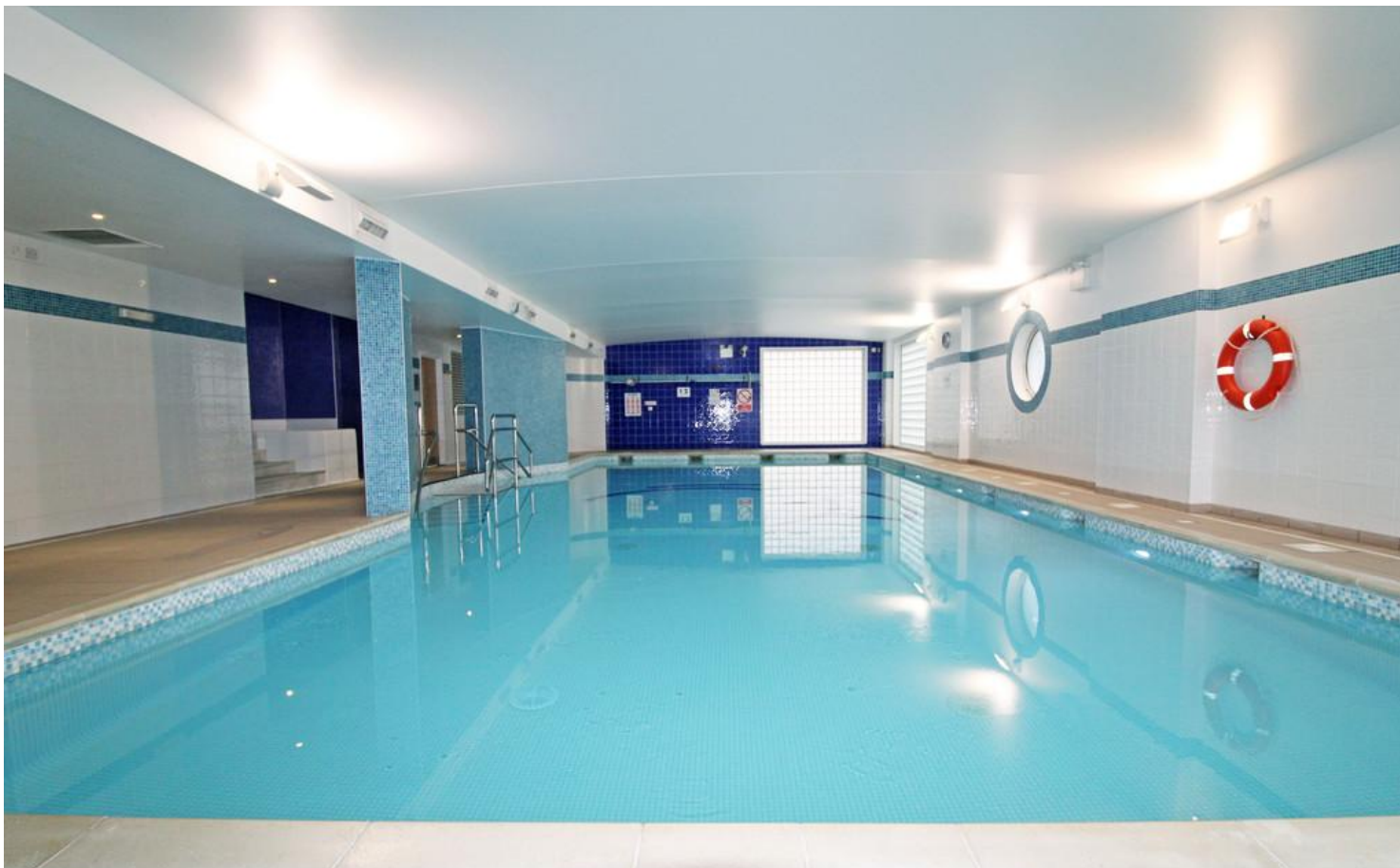
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £4,073.44 per annum, which includes water rates, building insurance, reserve fund contribution, onsite concierge and leisure facilities, annual boiler servicing, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated undercroft parking space, visitor parking and parking management. Ground rent £100 per annum.



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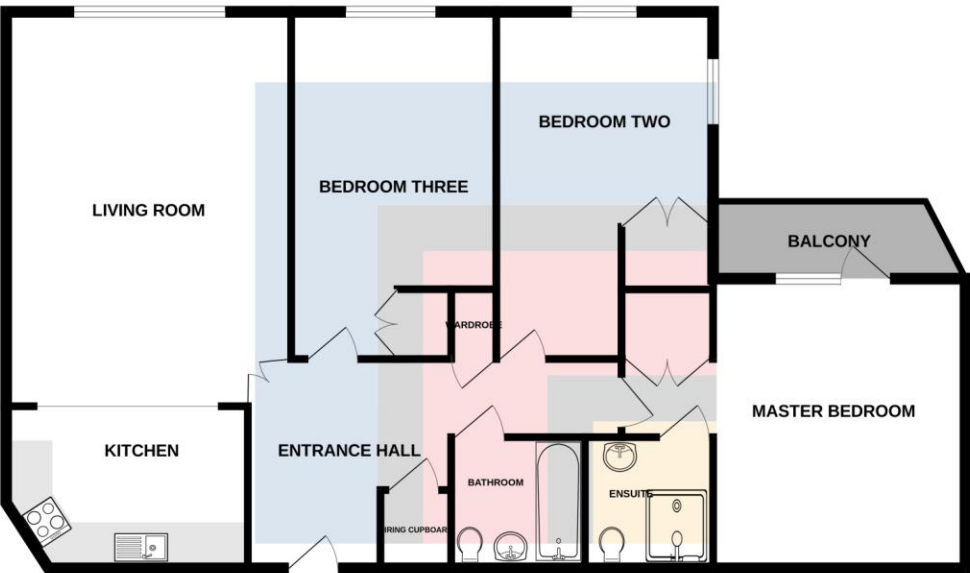


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1190 sq.ft. (110.6 sq.m.) approx.



TOTAL FLOOR AREA : 1190 sq.ft. (110.6 sq.m.) approx.
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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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