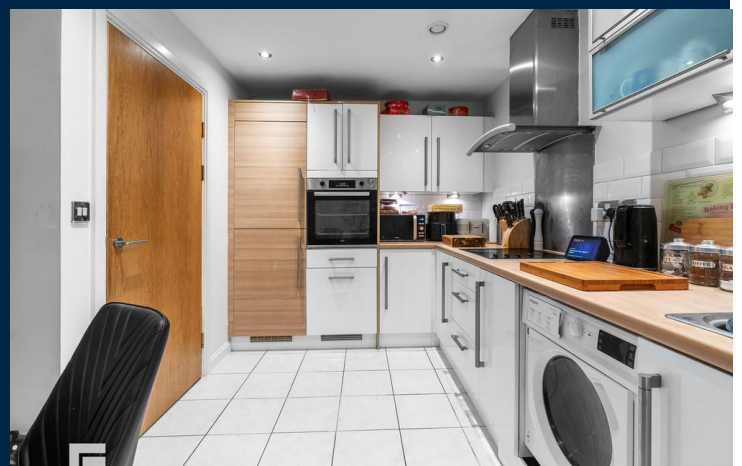




**MUNICH HOUSE**  
EZEL COURT  
CENTURY WHARF CF10 5NS

ASKING PRICE OF  
**£169,950**



**FIRST FLOOR APARTMENT**



**1**



**1**



**1**



**1**

**\*\*IDEAL FIRST TIME PURCHASE\***

**IMMACULATELY PRESENTED\*\*** MGY are pleased to present for sale a spacious one bedroom, first 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 a private balcony, 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.

**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.

**LIVING ROOM**

14' 8" x 17' 3" (4.49m x 5.26m)

Large double glazed uPVC window and patio door, with Juliette balcony and a second door with access to private balcony. Spacious living room. Laminate wood effect flooring. Underfloor heating. T.V Aerial point. Telephone point. Thermostat.

**KITCHEN/DINER**

14' 0" x 9' 10" (4.27m x 3.01m)

Separate kitchen, with space for dining table. Tiled flooring. Part tiled walls. Modern fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage, with under unit spotlights and additional lighting over. Built in oven and four ring electric hob, with stainless steel extractor hood over. Splash back. Integrated fridge/freezer, dishwasher and brand new washer/dryer. Underfloor heating. Thermostat. Extractor fan. Spotlights.

**BEDROOM**

19' 7" x 9' 8" (5.99m x 2.96m)

Exceptionally large double bedroom. Double glazed uPVC doors leading to balcony. Carpeted flooring. Underfloor heating. Two built in double wardrobes. T.V Aerial point. Telephone point. Thermostat.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 764 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**BATHROOM**

7' 1" x 8' 7" (2.18m x 2.63m)

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. Wall mounted storage cupboard. Heated towel rail. Shaver point. Extractor fan. Spotlights.

**BALCONY**

Large paved balcony with great views. External lighting. Accessed from the bedroom and living room.

**PARKING**

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

**FACILITIES**

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

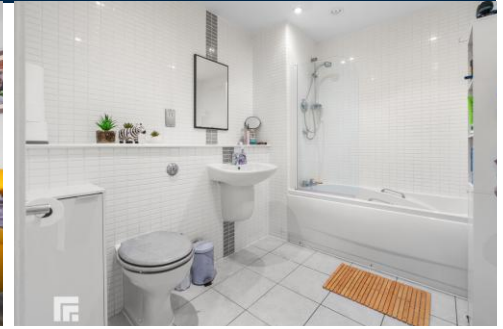
**TENURE**

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,733.02 per annum, which includes water rates, building insurance, video entry intercom system, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, reserve fund contribution, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, secure gated access to an allocated undercroft parking space, visitor parking and parking management. Ground rent £193 per annum.



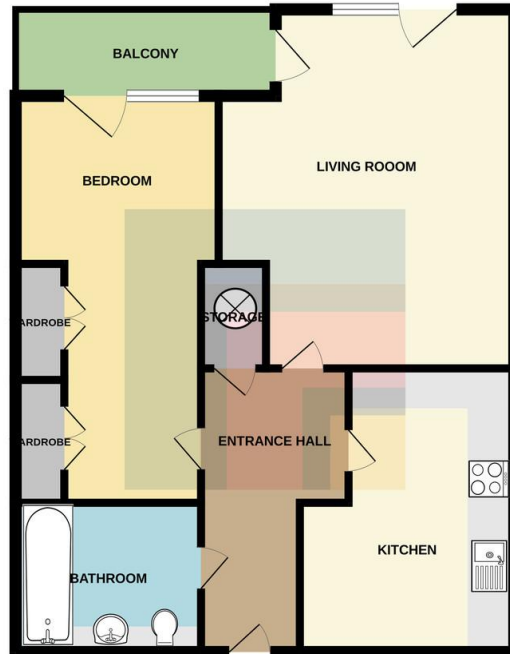


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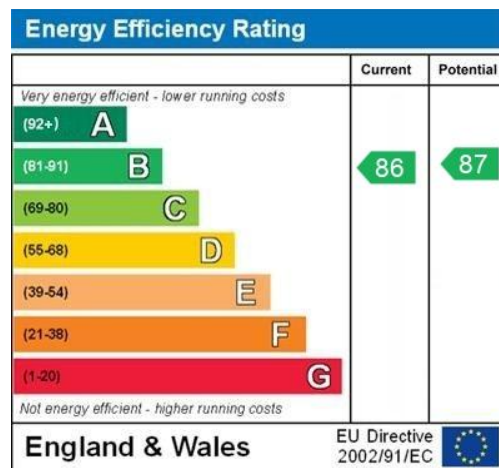


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FIRST FLOOR



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 misstatement. 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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