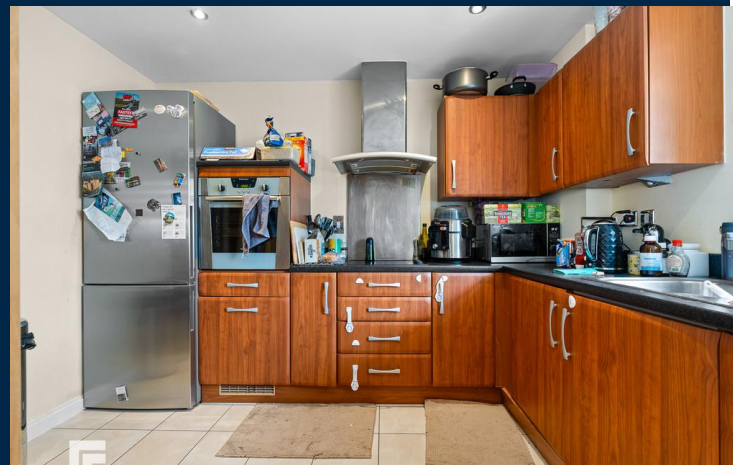




CANNES HOUSE
PENSTONE COURT
CENTURY WHARF CF10 5NN

ASKING PRICE OF
£249,950



TWO BEDROOM APARTMENT



2



2



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****EXTREMELY BRIGHT AND SPACIOUS, SECOND FLOOR APARTMENT* NO CHAIN****

MGY are pleased to bring to market this two double bedroom, second floor apartment located within the highly sought after development of Century Wharf. A fantastic opportunity to purchase a larger than average two bedroom apartment. The accommodation comprises of entrance hallway, lounge/diner, separate fitted kitchen, bathroom and two double bedrooms - one with en suite. The property further benefits from two large balconies, double glazing throughout, security video entry system, underfloor heating, bike storage, an allocated undercroft parking space and ample visitor parking. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. EWS1 form in place. No chain. *Viewing highly recommended*

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring with underfloor heating. Wall mounted video entry system. Spotlights. Doors to all rooms and storage cupboards. Power points.

LOUNGE/DINER

24' 1" x 16' 6" (7.36m x 5.04m)
Laminate flooring with underfloor heating. Pendant light fittings. Power points. TV and telephone point. Floor to ceiling uPVC double glazed window with door alongside providing access to private balcony. Door to :-

KITCHEN

8' 10" x 10' 10" (2.71m x 3.31m)
Tiled flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating 1.5 stainless steel sink and drainer with tap over and four ring electric hob with extractor above. Integrated appliances such as dishwasher, and oven. Space for free standing fridge/freezer. Spotlights. Double glazed uPVC window. Power points. Door to pantry.

MASTER BEDROOM

11' 5" x 17' 8" (3.48m x 5.40m)
Laminate flooring with underfloor heating. Pendant light fitting. Floor to ceiling uPVC window with additional door alongside leading to private balcony. Power points. Fitted wardrobes. Door to :-

ENSUITE

5' 2" x 8' 2" (1.60m x 2.50m)
Tiled flooring and walls. Spotlights. Extractor. White three-piece-suite comprising WC, wall mounted wash hand basin

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,130.21 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

with mixer tap over and walk in shower cubicle with mains powered shower above. Towel rail.

BEDROOM TWO

11' 5" x 15' 10" (3.48m x 4.85m)
Continuation of laminate flooring with underfloor heating. Double glazed uPVC window. Pendant light fitting. Fitted wardrobe. Power points.

BATHROOM

6' 11" x 6' 11" (2.11m x 2.13m)
Tiled flooring and walls. Spotlights. White three-piece-suite comprising wall mounted wash hand basin with mixer tap over, WC, and panelled bath with hot and cold tap over and shower above. Extractor. Chrome heated towel rail. Shaver point.

BALCONY

Two large decked balconies, with glass surround. Great views, overlooking the communal gardens. External lighting. Accessed from the living room and master bedroom.

PARKING

Gated access to an undercroft allocated parking space. Visitor parking.

FACILITIES

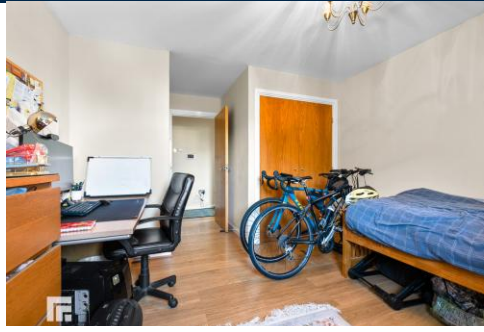
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of approx. £3,600 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, lift maintenance, maintenance of internal and external communal areas, bike storage, allocated parking space and visitor parking. Ground rent approx. £115 per annum.

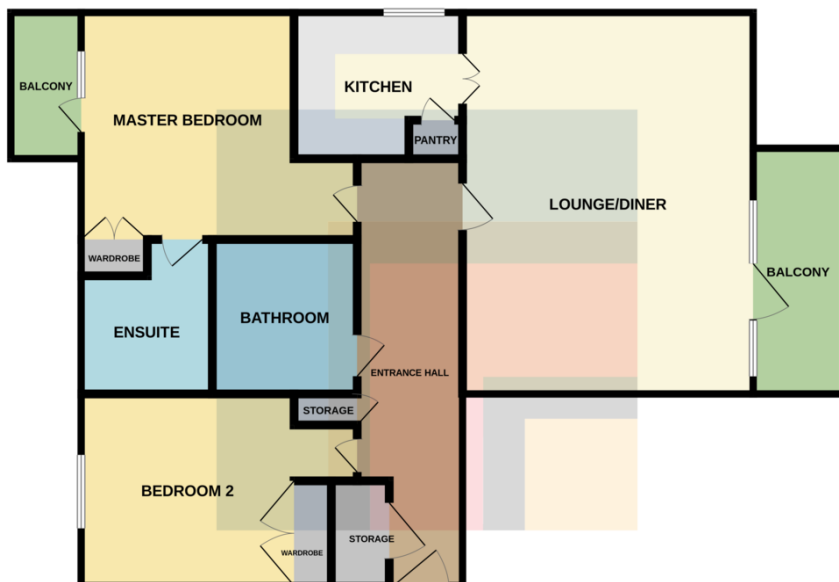


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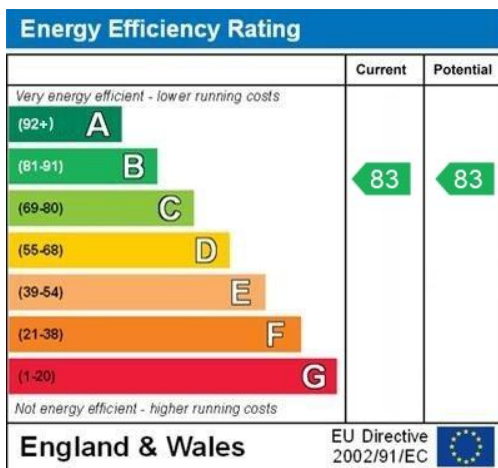


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SECOND FLOOR



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 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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CARDIFF 029 2046 5466

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



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