



BARCELONA HOUSE
JUDKIN COURT
CARDIFF BAY CF10 5AU

OFFERS IN EXCESS OF
£155,000



ONE BEDROOM APARTMENT



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****EXTREMELY SPACIOUS, THIRD FLOOR, ONE BEDROOM APARTMENT* NO CHAIN****
MGY are delighted to bring to market this bright and spacious, one bedroom apartment situated within the popular gated development of Century Wharf, which offers 24 hour concierge and onsite leisure facilities. This development offers a fantastic location and is within walking distance to Mermaid Quay and the City Centre. The spacious accommodation briefly comprises entrance hallway, lounge/diner, kitchen, large double bedroom and bathroom. The property further benefits from a Juliette balcony, double glazing throughout, video entry intercom system, an allocated parking space and visitor parking. EWS1 form in place. No chain.*Viewing highly recommended*

ENTRANCE HALL

Entered via wooden door with security spy hole, leading from communal hallway. Laminate wood effect flooring. Wall mounted video entry intercom system. Wall mounted electric heater. Doors leading to all rooms and storage cupboard housing hot water tank. Power points.

LOUNGE/DINER

19' 3" x 19' 1" (5.87m x 5.84m)
Extremely spacious living area. Two double glazed uPVC doors leading to Juliet balcony. Laminate wood effect flooring. Two pendant light fittings. Two wall mounted electric heaters. Built in storage cupboard. Power points. TV and telephone point. Opening to :-

KITCHEN

10' 5" x 7' 4" (3.2m x 2.24m)
Tiled flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with hot and cold tap over and electric hob with oven beneath and extractor fan above. Tiled splashback. Integrated unit lights. Space for appliances such as fridge/freezer. Integrated washing machine and dishwasher. Spotlights. Power points.

BEDROOM

15' 5" x 12' 9" (4.7m x 3.9m)
Large double bedroom. Double glazed uPVC windows to front aspect. Carpet to floor. Two built in double wardrobes. Pendant light fitting. Power points. TV point. Wall mounted electric heater.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 753 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BATHROOM

9' 2" x 7' 2" (2.8m x 2.2m)
Large bathroom. Tiled flooring and walls. Spotlights. Panelled bath with mixer tap over. Separate shower cubicle with glass screen. W.C. Pedestal wash hand basin with hot and cold tap over. Spotlights. Heated towel rail. Shaver point. Extractor fan. Vanity mirror.

PARKING

Secure gated fob access to an allocated parking space and visitor parking.

FACILITIES

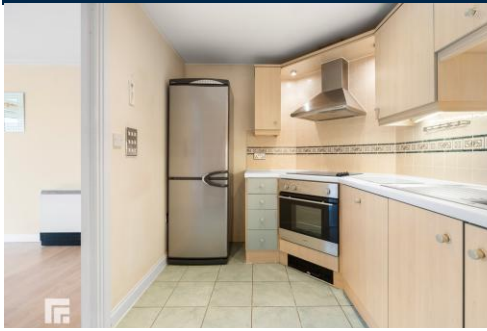
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,636.78 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, two allocated parking spaces, visitor parking and parking management. Ground rent £59 per annum.

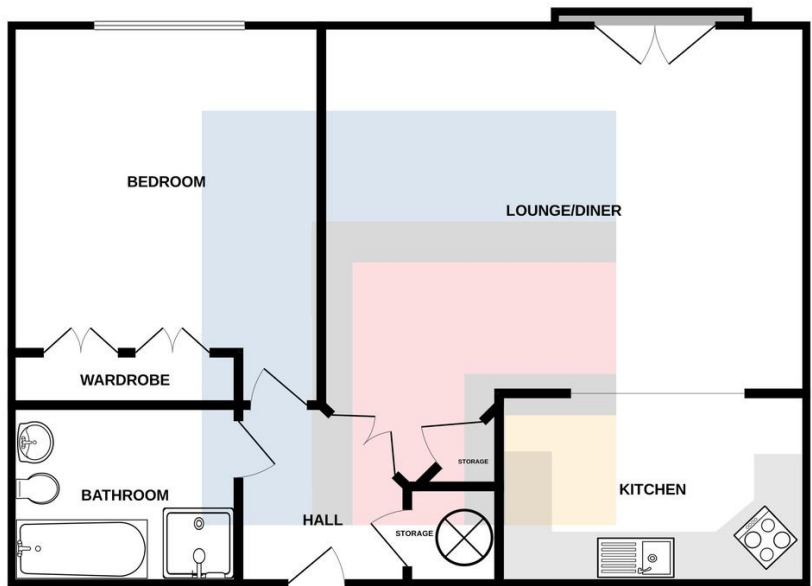


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THIRD FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

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