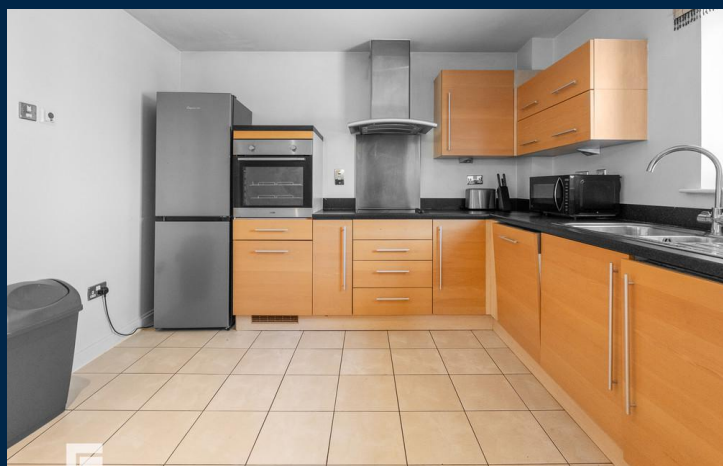




**GENEVA HOUSE**  
**PENSTONE COURT**  
**CARDIFF BAY CF10 5NL**

ASKING PRICE OF  
**£249,950**



**TWO BEDROOM APARTMENT**



**2**



**2**



**2**



**1**

**\*WELL PRESENTED WITH NO CHAIN\*** MGY are delighted to bring to market this well presented two double bedroom, first floor apartment situated within the highly sought after development, Century Wharf. The modern accommodation comprises entrance hallway, large lounge/diner, kitchen, two bedrooms - master ensuite and bathroom. The spacious property further benefits from double glazing throughout, video entry intercom system and an allocated parking space. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. No chain. EWS1 form in place. **\*Viewing highly recommended.\***

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,227 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door leading from communal hallway. Laminate flooring. Spotlights. Wall mounted video entry system. Doors to all rooms.

#### **LOUNGE/DINER**

24' 1" x 16' 6" (7.36m x 5.04m)  
Continuation of laminate flooring with underfloor heating. Two pendant light fittings. TV and telephone point. Power points. Double glazed uPVC doors leading onto balcony. Space for dining table. Doors to kitchen.

#### **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 stainless steel 1.5 sink and drainer with mixer tap over and electric hob with extractor above. Integrated appliances such as oven, dishwasher and washing machine. Space for fridge/freezer. Power points. Door to storage cupboard. Double glazed uPVC window.

#### **BEDROOM ONE**

11' 5" x 17' 8" (3.48m x 5.40m)  
Laminate flooring with underfloor heating. Pendant light fitting. Double glazed uPVC French doors opening onto Juliet balcony. Power points. Door to ensuite.

#### **ENSUITE**

5' 2" x 8' 2" (1.60m x 2.50m)  
Tiled flooring and walls. WC. Vanity wash hand basin with mixer tap over and storage beneath. Walk in shower cubicle with mains powered shower over. Spotlights. Extractor fan. Shaver point. Chrome heated towel rail.

#### **BEDROOM TWO**

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

#### **BATHROOM**

6' 11" x 6' 11" (2.11m x 2.13m)  
Tiled flooring and walls. WC. Wall mounted wash hand basin with mixer tap over. Panelled bath with hot and cold tap over and mains powered shower above. Chrome heated towel rail. Spotlights.

#### **PARKING**

Secure gated access to one allocated 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.

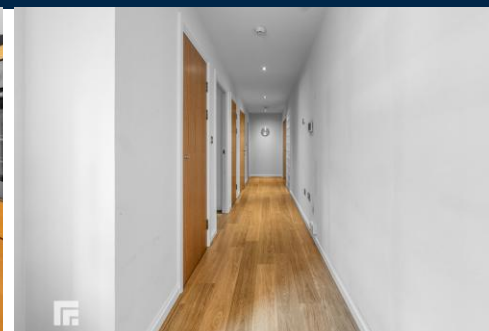
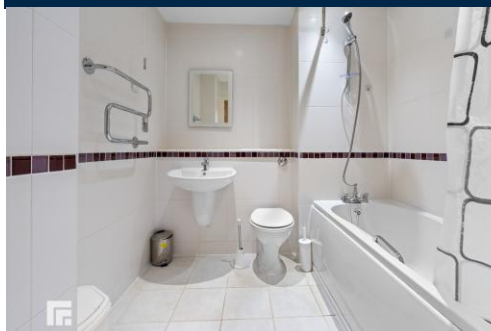
#### **TENURE**

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of approx. £3500 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, video entry intercom system, CCTV, reserve fund, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, secure gated fob access to an allocated parking space, visitor parking and parking management. Ground rent approx. £131 per annum.





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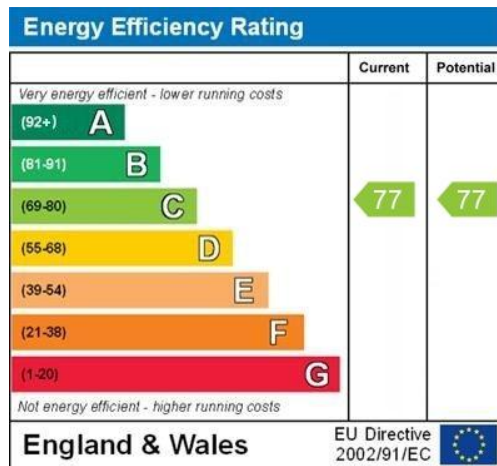


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FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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.  
Made with Metaplan 12/2025



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