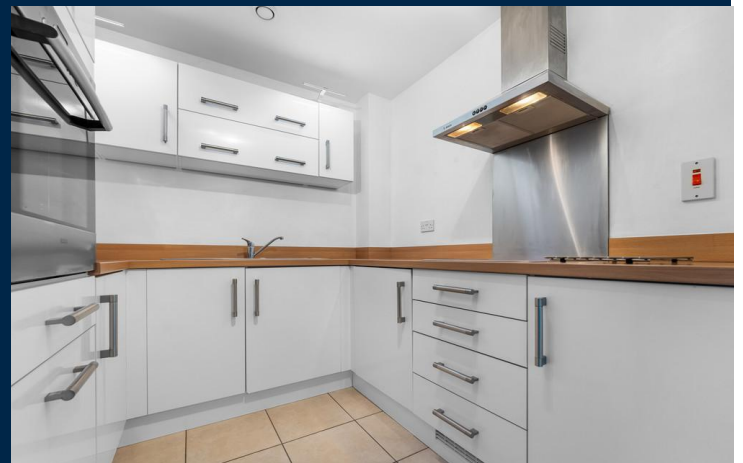




ZURICH HOUSE
HANSEN COURT, CENTURY
WHARF
CARDIFF BAY CF10 5NZ

ASKING PRICE OF
£155,000



ONE BEDROOM APARTMENT



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****IDEAL FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY* NO CHAIN****
MGY are pleased to present for sale, a spacious one bedroom, second floor apartment with both water and garden views, within the highly sought after development, Century Wharf. The well presented accommodation comprises of entrance hall to spacious living/dining room, modern fitted kitchen, bedroom and bathroom. The property further benefits from views of the River Taff, double glazing throughout, underfloor heating and a video entry intercom system. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna

ENTRANCE HALL

Entered via wooden door, with security spy hole. Carpeted flooring. Storage cupboard, housing hot water tank. Additional storage cupboard, with wooden double doors. Wall mounted video entry intercom system. Thermostat control.

LOUNGE/DINER

17' 3" x 12' 5" (5.28m x 3.81m)
Double glazed uPVC windows to front, with water views and views of the communal gardens. Ample natural daylight. Carpeted flooring. Telephone point. TV aerial point. Thermostat control. Open plan living.

KITCHEN

8' 5" x 7' 11" (2.58m x 2.43m)
Tiled flooring. Modern fitted units, with work surfaces incorporating stainless steel sink. Ample storage, with over unit LED lighting. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splash back. Extractor fan. New integrated washer/dryer. Space for fridge freezer.

BEDROOM

12' 5" x 8' 7" (3.81m x 2.64m)
Double glazed uPVC windows to side, with views of the communal gardens. Carpeted flooring. Built in double wardrobe. Telephone point. TV aerial point. Thermostat control.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 549 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BATHROOM

6' 10" x 5' 6" (2.09m x 1.70m)
Tiled flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Wall mounted wash hand basin. Heated towel rail. Shaver point. Spotlights.

PARKING

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

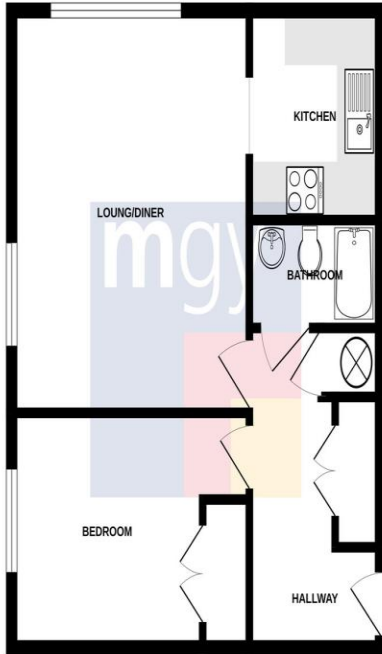
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,706.09 per annum, which includes water rates, building insurance, new video entry intercom system, onsite concierge and leisure facilities, CCTV, secure gated fob access, lift maintenance, annual boiler servicing, reserve fund, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £147.64 per annum.



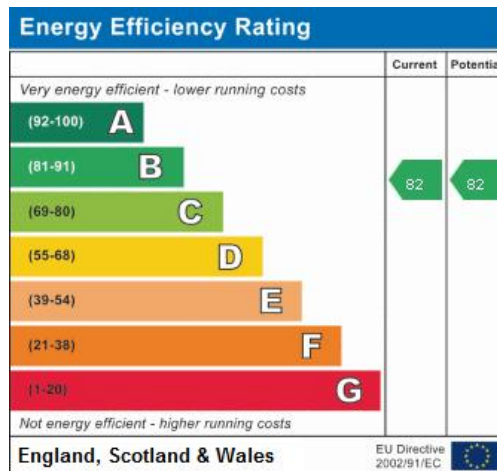
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While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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