



RIO HOUSE
TALIESIN COURT
CENTURY WHARF CF10 5NH

OFFERS IN EXCESS OF
£195,000



SECOND FLOOR APARTMENT



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WELL PRESENTED, CHAIN FREE, SECOND FLOOR APARTMENT MGY are delighted to bring to market this chain free, well-presented apartment situated in the popular development of Century Wharf. The accommodation briefly comprises entrance hallway, lounge, kitchen, two double bedrooms - master ensuite shower room, and bathroom. The property further benefits from having a battery storage system which provides cheap electric throughout the apartment, an allocated parking space, full use of onsite leisure facilities and is chain free. EWS1 form in place. ***Viewing highly recommended***

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Pendant light fitting. Wall mounted electric heater. Doors to all rooms and two storage cupboards.

LOUNGE

14' 1" x 20' 1" (4.31m x 6.13m)
Carpet to floor. Double glazed uPVC window to side aspect. TV and telephone point. Power points. Wall mounted electric heater. Pendant light fitting.

KITCHEN

9' 11" x 7' 5" (3.04m x 2.27m)
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 four ring electric hob with extractor over and oven beneath. Tiled splashback. Spotlights. Space and plumbing for washing machine and fridge/freezer. Power points.

MASTER BEDROOM

9' 9" x 23' 11" (2.99m x 7.29m)
Carpet to floor. Double glazed uPVC window to side aspect. Pendant light fitting. TV point. Wall mounted electric heater. Fitted wardrobes. Door to en-suite shower room.

ENSUITE

4' 11" x 6' 9" (1.52m x 2.06m)
Tiled flooring and walls. WC. Wall mounted wash hand basin with mixer tap over. Walk in shower cubicle with mains powered shower. Spotlights. Extractor. Shaver point. Chrome towel rail.

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 915 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM TWO

12' 6" x 10' 0" (3.83m x 3.05m)
Carpet to floor. Double glazed uPVC window to front aspect. Pendant light fitting. Wall mounted electric heater. Power points. Fitted wardrobe.

BATHROOM

6' 5" x 8' 4" (1.98m x 2.55m)
Tiled flooring and walls. White three-piece-suite comprising WC, wall mounted wash hand basin with mixer taps over and panelled bath with mixer tap over and mains powered shower above. Spotlights. Extractor. Heated towel rail.

PARKING

An allocated parking space. Visitor parking.

FACILITIES

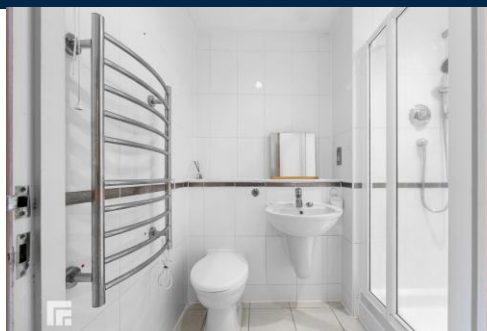
The gated development benefits from 24-hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of approx. £2726.89 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, reserve fund contribution, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £105.02 per annum.

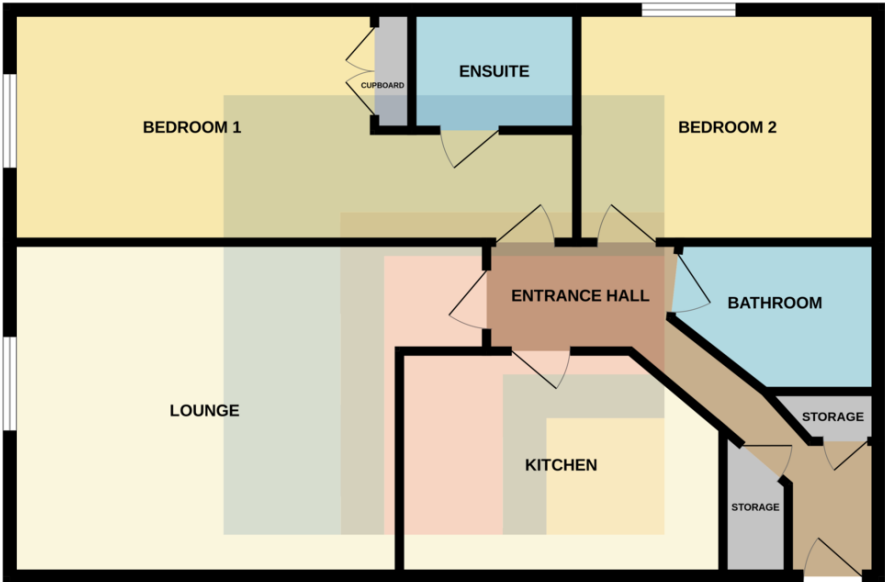


RIO HOUSE, CHANDLERY WAY, CENTURY WHARF CF10 5NH

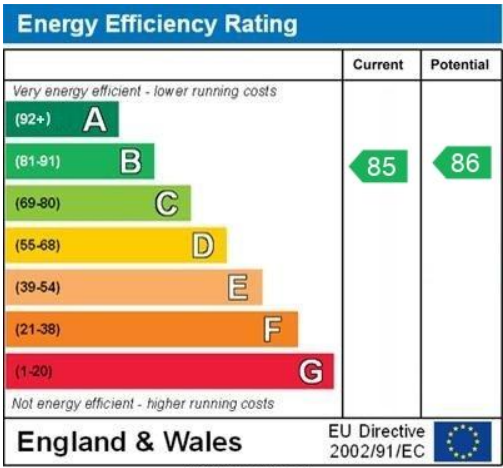


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SECOND FLOOR



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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