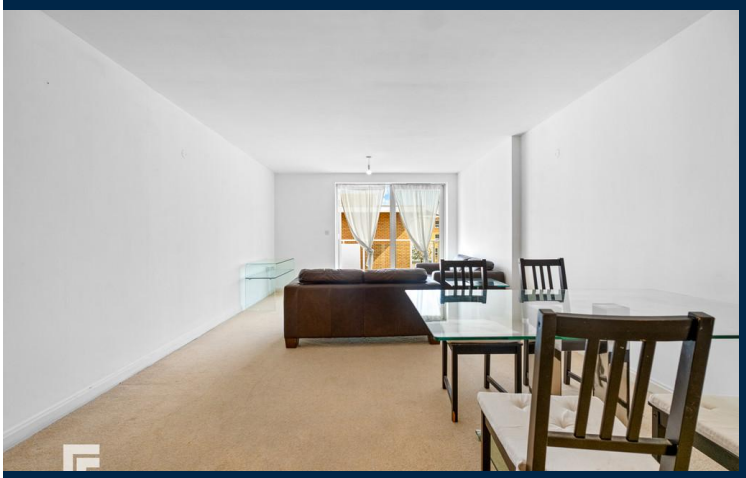
NICE HOUSE
HANSEN COURT
CENTURY WHARF
CARDIFF CF10 5NX

ASKING PRICE OF
£150,000



FOURTH FLOOR APARTMENT

1	1	1	1

IDEAL FIRST TIME PURCHASE* LARGE BALCONY MGY are pleased to present for sale a spacious one bedroom fourth floor apartment, within the popular gated development of Century Wharf. The immaculate accommodation comprises of entrance hall to spacious lounge/kitchen, bedroom, bathroom and large private balcony. The property further benefits from double glazing throughout, electric underfloor heating, security video entry intercom system and an allocated undercroft parking space. Visitor parking and secure bike storage. The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa. Ideal first time purchase. EWS1 form in place. Viewing highly recommended.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 721 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL
Entered via wooden door with security spy hole. Carpeted flooring. Wall mounted video entry intercom system. Large built in storage cupboard, housing hot water tank. Thermostat control.

LOUNGE/KITCHEN
28' 4" x 12' 4" (8.66m x 3.77m)
Spacious living area. Double glazed uPVC patio doors leading to full width terrace. Carpeted flooring. Ample space for living and dining furniture. The fitted kitchen offers wall and base units with complementing worktops over and stainless steel sink unit with mixer tap and drainer. Ample storage with over unit lighting. Integrated washing machine and electric oven with four ring ceramic hob and stainless steel extractor hood over. Space for dishwasher and fridge freezer. TV Aerial point. Telephone point. Power points. Extractor fan. Thermostat control.

BEDROOM
17' 3" x 9' 11" (5.26m x 3.03m)
Large double bedroom with double glazed uPVC window to front. Carpeted flooring. Built in double wardrobe. TV Aerial point and power points. Thermostat control.

BATHROOM
6' 10" x 6' 2" (2.09m x 1.89m)
Modern bathroom. Tiled flooring. Partly tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Panelled bath, with mains shower over and glass shower screen. Heated towel rail. Shaver point. Extractor fan. Spotlights.

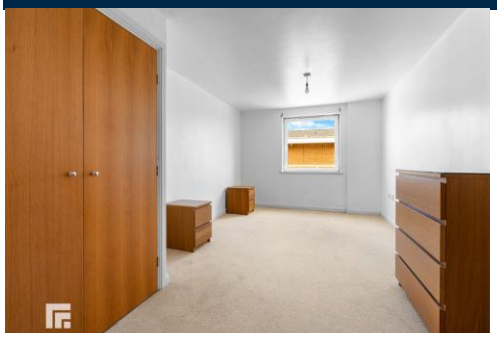
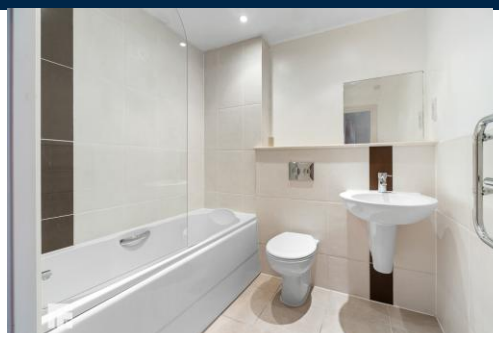
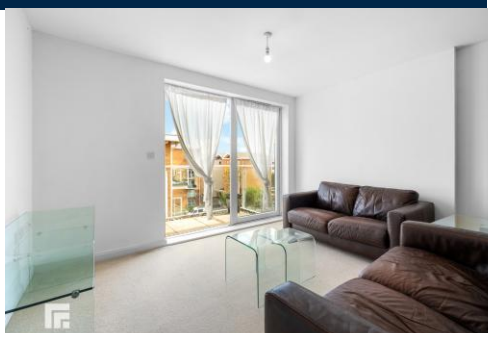
BALCONY
Large full width paved balcony with glass surround accessed from the lounge/diner.

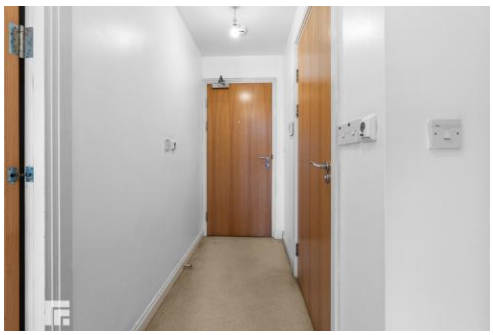
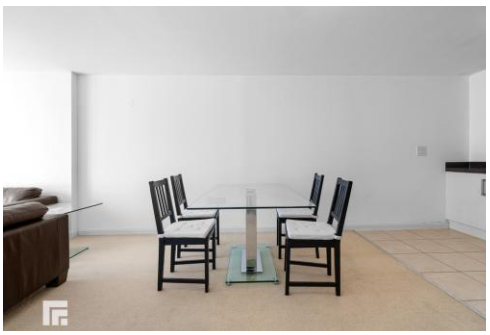
PARKING
Gated access to an allocated undercroft parking space. Visitor parking.

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 £3196.60 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, video entry intercom system, CCTV, reserve fund, annual boiler servicing, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, gated fob access to an allocated undercroft parking space, visitor parking and parking management. Ground rent £157 per annum.

NICE HOUSE, HANSEN COURT, CENTURY WHARF, CARDIFF CF10 5NX

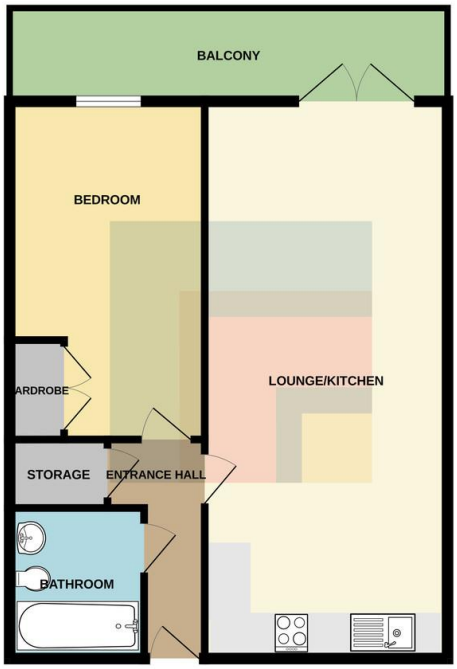




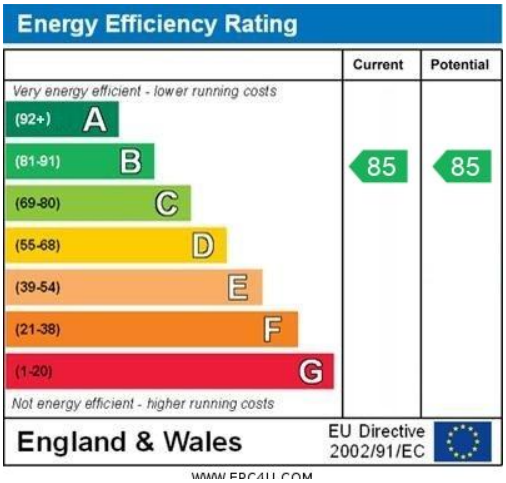
MGY.CO.UK

NICE HOUSE, HANSEN COURT, CENTURY WHARF, CARDIFF CF10 5NX

FOURTH 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.
Made with Metropix ©2025



WWW.EPC4U.COM

CARDIFF 029 2046 5466

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

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK