



LISBON HOUSE,
TALIESIN COURT
CENTURY WHARF,
CARDIFF BAY
CARDIFF CF10 5NH

ASKING PRICE OF
£159,950



GROUND FLOOR APARTMENT



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****IDEAL FIRST TIME PURCHASE* *NO CHAIN**** MGY are pleased to present for sale a spacious one-bedroom ground floor apartment, within the popular gated development of Century Wharf. The immaculate accommodation comprises of entrance hall to spacious lounge/diner, separate kitchen, bedroom and bathroom. The property further benefits from double glazing throughout, electric heating, security video entry intercom system and an allocated 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: E

FLOOR AREA APPROX: 742.71 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate wood effect flooring. Wall mounted video entry intercom system. Door to two storage cupboards, one housing hot water tank. Thermostat control. Spotlights.

LOUNGE/DINER

19' 6" x 12' 5" (5.96m x 3.81m)
Extremely spacious living room. Large double glazed uPVC window to front. Laminate wood effect flooring. Space for dining. Electric panel heater. Pendant light fittings. T.V Aerial point. Telephone point. Thermostat control. Open plan living.

KITCHEN

11' 4" x 6' 11" (3.47m x 2.11m)
Tiled flooring. Modern fitted wall and base units, with work surfaces incorporating double stainless steel sink and drainer with mixer tap over. Ample storage, with under unit spotlights. Built in oven and four ring electric hob, with stainless steel extractor hood over. Splash back. Integrated dishwasher and washer/dryer. Space for fridge freezer. Electric panel heater. Thermostat control. Extractor fan. Spotlights.

BEDROOM

16' 2" x 9' 10" (4.94m x 3.00m)
Large double bedroom. Double glazed uPVC window to front aspect. Carpeted flooring. Electric panel heater. Built in double wardrobes. Pendant light fitting. T.V Aerial point. Telephone point. Thermostat control.

BATHROOM

7' 10" x 6' 3" (2.39m x 1.91m)
Modern bathroom. Tiled flooring. Fully 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.

PARKING

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

FACILITIES

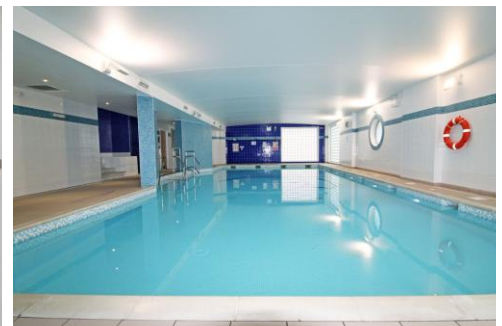
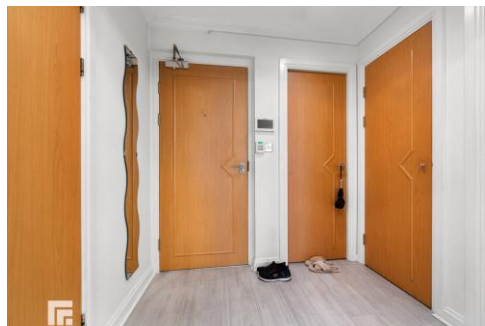
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,812 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 parking space, visitor parking and parking management. Ground rent £81.20 per annum.

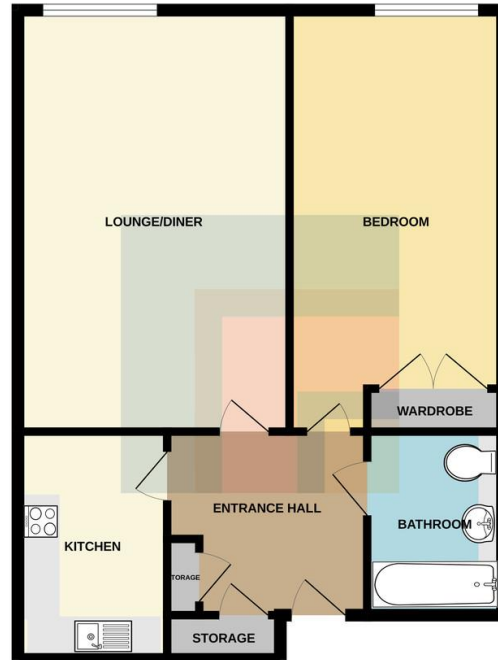


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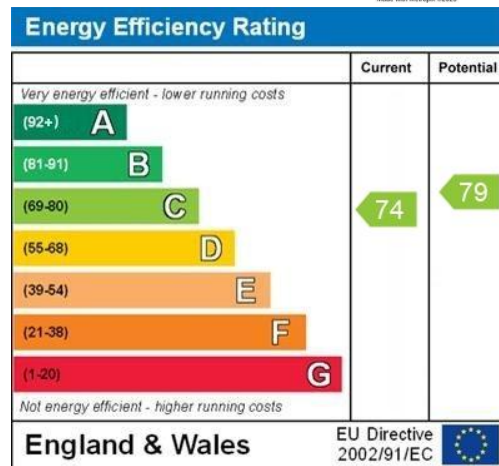


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GROUND FLOOR



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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