



CAPRI HOUSE
LYNTON COURT
CARDIFF CF10 5NG

ASKING PRICE OF
£269,950



TOP FLOOR APARTMENT



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IMMACULATELY PRESENTED, THREE BEDROOM, TOP FLOOR APARTMENT NO CHAIN* MGY are delighted to bring to market this beautifully presented, three double bedroom, top floor apartment situated within the popular gated development of Century Wharf. The spacious accommodation briefly comprises entrance hallway, lounge/diner, kitchen, three double bedrooms - master ensuite shower room and family bathroom. The property further benefits from double glazing throughout, security video entry system and an allocated undercroft parking space as well as visitor parking. The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa. EWS1 form in place. *Viewing highly recommended*

ENTRANCE HALL

Entered via front door with security spy hole, leading from communal hallway. Wall mounted video entry intercom system. Tiled flooring. Spotlights. Wall mounted electric heater. Power points. Doors to all rooms and two storage cupboards, one housing hot water tank. Spotlights.

LOUNGE/DINER

21' 1" x 15' 7" (6.43m x 4.75m)
Laminate flooring. Two wall mounted electric heaters. Pendant light fittings with additional wall lighting. TV and telephone point. Power points. Double glazed uPVC patio door opening onto Juliette balcony.

KITCHEN

12' 7" x 9' 8" (3.86m x 2.97m)
Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over and electric hob with extractor above. Space and plumbing for washing machine, fridge/freezer and dishwasher. Integrated oven. Tiled splashback. Power points. Spotlights. Tiled flooring.

MASTER BEDROOM

15' 8" x 15' 1" (4.8m x 4.62m)
Large double bedroom. Laminate flooring. Double glazed uPVC window to rear aspect. Double fitted wardrobe. TV point. Power points. Wall mounted electric heater. Door to ensuite shower room. Pendant light fitting.

ENSUITE

Tiled walls and flooring. White three-piece-suite comprising double shower cubicle, WC, and wall mounted sink with mixer tap over. Heated towel rail. Shaver point. Spotlights. Extractor.

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,216 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM TWO

19' 4" x 10' 2" (5.9m x 3.1m)
Laminate flooring. Double glazed uPVC window to rear aspect. Double fitted wardrobe. Wall mounted electric heater. TV point. Power points. Pendant light fitting.

BEDROOM THREE

19' 5" x 10' 2" (5.94m x 3.1m)
Laminate flooring. Double glazed uPVC window to rear aspect. Wall mounted electric heater. Power points. Pendant light fitting. TV point. Double fitted wardrobe.

BATHROOM

Tiled flooring and walls. White three-piece-suite comprising wall mounted wash hand basin, WC, and panelled bath with hot and cold tap over and handheld shower attachment above. Spotlights. Extractor. Shaver point. Chrome heated towel rail.

PARKING

One allocated undercroft parking space. Visitor parking

FACILITIES

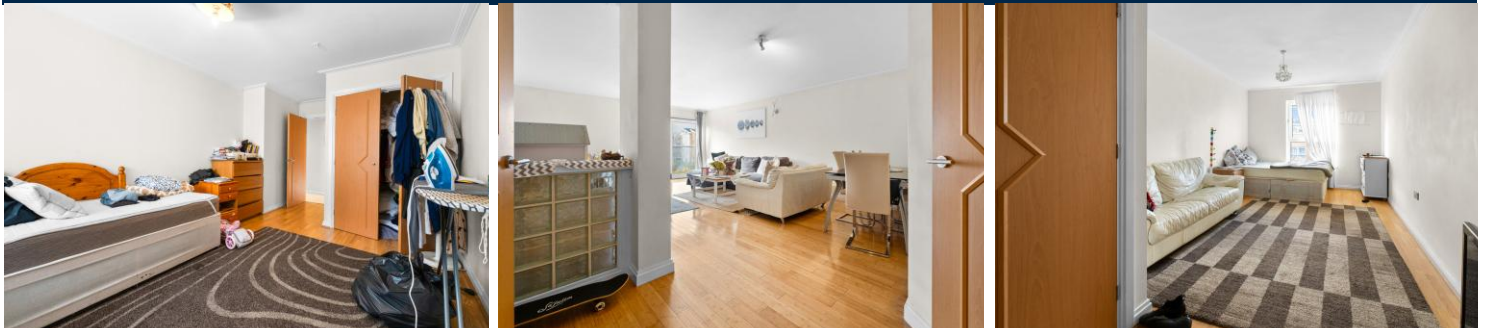
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

TENURE

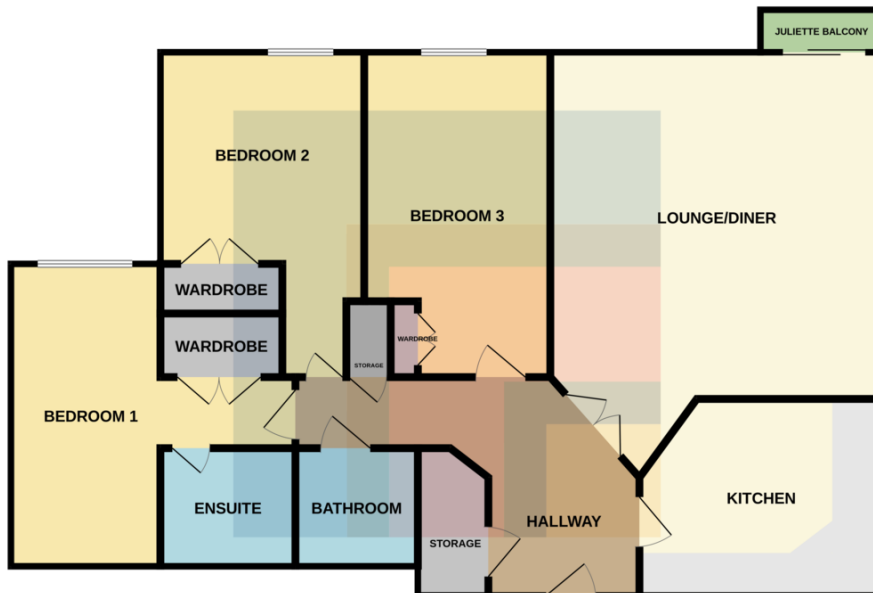
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of approx. £4000 per annum, which includes water rates, building insurance, new video entry intercom system, onsite concierge and leisure facilities, CCTV, secure gated fob access, lift maintenance, annual boiler servicing, reserve fund contribution, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated undercroft parking space, visitor parking and parking management. Ground rent approx. £155 per annum.



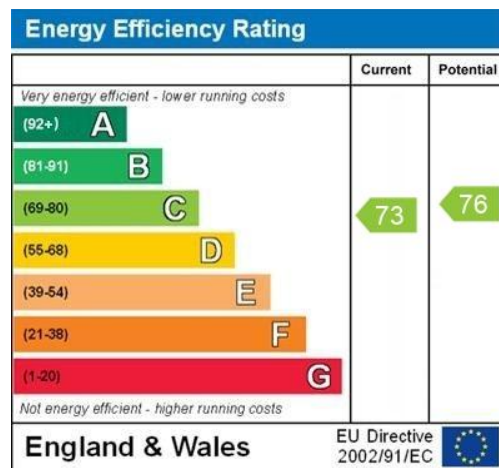
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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