

# Marseille House, Hansen Court, Century Wharf, Cardiff, CF10 5NY



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£155,995**



Second Floor Apartment



# Property Description

**\*\*IDEAL FIRST TIME PURCHASE\*\*** MGY are pleased to present for sale, a spacious one bedroom, second floor apartment 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 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 and spa. Allocated parking space and visitor parking. EWS1 form in place. Ideal first time purchase. Viewing highly recommended.

Tenure Leasehold

Council Tax Band

Floor Area Approx 475 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

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

## LOUNGE/DINER

15' 5" x 12' 5" (4.70m x 3.80m)  
Double glazed uPVC window to front. Ample natural daylight. Carpeted flooring. Telephone point. TV aerial point. Thermostat control. Storage cupboard. Open plan living.

## KITCHEN

10' 2" x 6' 10" (3.10m x 2.10m)  
Modern fitted units, with work surfaces incorporating stainless steel sink. Ample storage, with over unit lighting. Integrated oven with four ring electric hob and stainless steel extractor hood over. Splash back. Extractor fan. Integrated washer/dryer and dishwasher. Space for fridge freezer. Tiled flooring.

## BEDROOM

12' 9" x 9' 6" (3.90m x 2.90m)  
Double bedroom with double glazed uPVC window. Carpeted flooring. Built in double wardrobe. Telephone point. TV aerial point. Thermostat control.

## BATHROOM

6' 10" x 5' 10" (2.10m x 1.80m)  
Tiled flooring. Part tiled walls. Panelled bath, with mains shower over and glass shower screen. Wall mounted wash hand basin. Heated towel rail. Shaver point. Extractor fan. Large wall mounted mirror. Spotlights.

## PARKING

Allocated parking space. Visitor Parking.

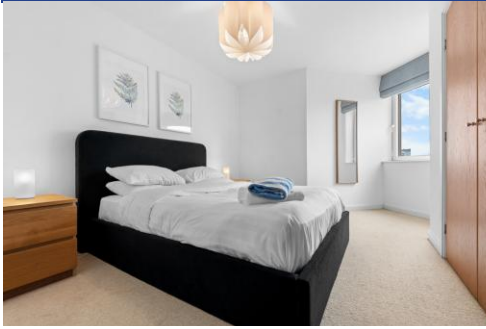
## FACILITIES

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

## TENURE

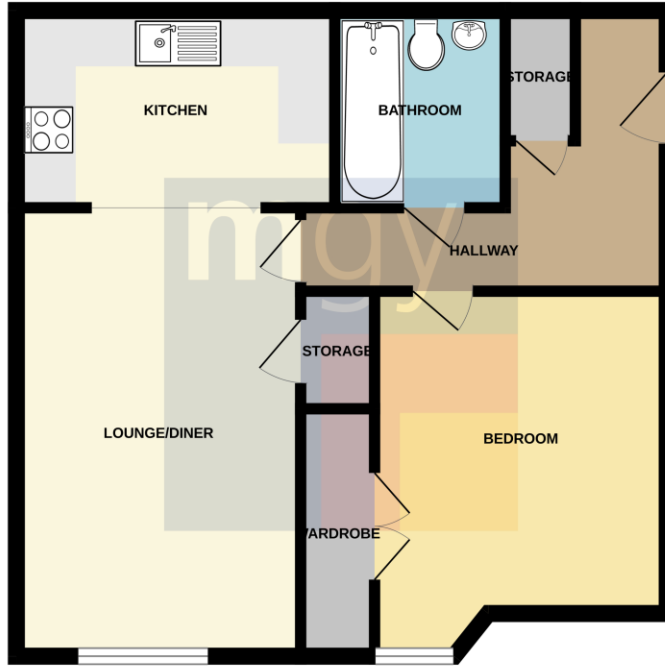
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,477 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £157.32 per annum.

Marseille House, Hansen Court,  
Century Wharf, Cardiff, CF10 5NY

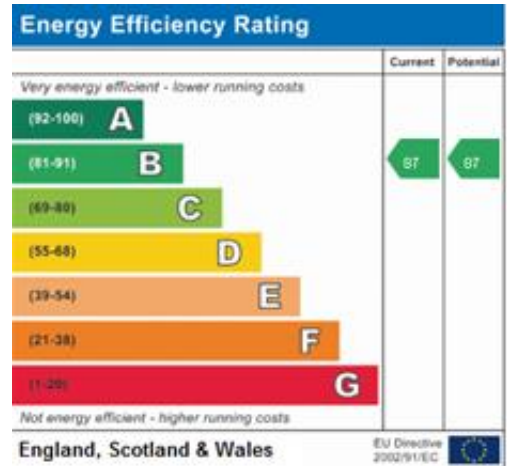


# Marseille House, Hansen Court, Century Wharf, Cardiff, CF10 5NY

## 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.  
Made with Metropix ©2024



Cardiff 029 2046 5466

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



mgyc.co.uk

**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.