



**PORTO HOUSE  
PENSTONE COURT  
CHANDLERY WAY CF10 5NP**

ASKING PRICE OF

**£295,000**



**TWO BEDROOM APARTMENT**



**2**



**2**



**2**



**1**

## \*\*FANTASTIC WATER VIEWS\*

## IMMACULATELY PRESENTED\* NO CHAIN\*\*

MGY are pleased to present for sale, a spacious two bedroom, fifth floor apartment within the highly sought after development, Century Wharf. A fantastic opportunity to purchase a larger than average two bedroom apartment. The accommodation comprises of large entrance hall to lounge/diner separate fitted kitchen, two double bedrooms, one with en-suite and bathroom. The property further benefits from a large decked balcony with direct water views, double glazing throughout, video entry intercom system and an allocated undercroft parking space. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. EWS1 form in place. No chain.

### ENTRANCE HALL

Entered via front door leading from communal hallway. Double glazed uPVC window to rear. Laminate flooring. Two storage cupboards, one housing hot water tank. Video entry intercom system. Thermostat. Spotlights. Doors to all rooms.

### LOUNGE/DINER

23' 5" x 16' 4" (7.14m x 5.00m)

Entered via double wooden doors. Double glazed uPVC Bi folding doors leading onto large decked balcony. Direct water views of the River Taff. Extremely spacious. Laminate flooring. Thermostat. TV and telephone point. Double wooden doors, leading to large kitchen.

### KITCHEN

13' 10" x 8' 10" (4.24m x 2.71m)

Large modern kitchen. Tiled flooring with underfloor heating. Part tiled walls. Wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over. Built in microwave oven and additional oven. Four ring AEG electric induction hob, with CDA extractor hood over. Ample storage. Under unit lighting. Free standing washer/dryer. Integrated dishwasher and fridge freezer. Spotlights.

### MASTER BEDROOM

20' 5" x 16' 0" (6.23m x 4.90m)

Double glazed uPVC window and patio door to rear, leading to Juliette balcony. Exceptionally large double bedroom. Laminate flooring. Large free standing wardrobe, with mirrored sliding doors. Thermostat. TV and telephone point. Door to:-

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,270 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

### ENSUITE

7' 11" x 6' 11" (2.42m x 2.13m)

Large modern en-suite. Tiled flooring. Fully tiled walls. Wall mounted wash hand basins. Double shower cubicle, with rainfall shower and additional shower attachment. W.C. Shaver point. Heated towel rail. Extractor fan. Spotlights.

### BEDROOM TWO

15' 8" x 11' 9" (4.78m x 3.59m)

Double glazed uPVC windows to rear. Double bedroom. Laminate flooring. Built in wardrobe. Fitted storage and study. Foldaway double bed. Thermostat. TV and telephone point.

### BATHROOM

7' 0" x 7' 0" (2.14m x 2.14m)

Tiled flooring. Fully tiled walls. Wall mounted wash hand basins. Double shower cubicle, with rainfall shower and additional shower attachment. W.C. Shaver point. Heated towel rail. Extractor fan. Spotlights.

### BALCONY

Large south west facing balcony, with stunning views of the River Taff. Decked, with glass surround. External lighting. Accessed from the living room.

### PARKING

Allocated undercroft parking space. Larger than average 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

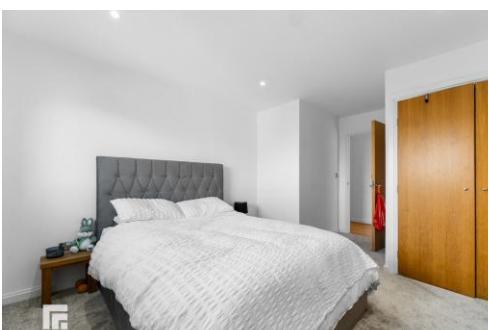
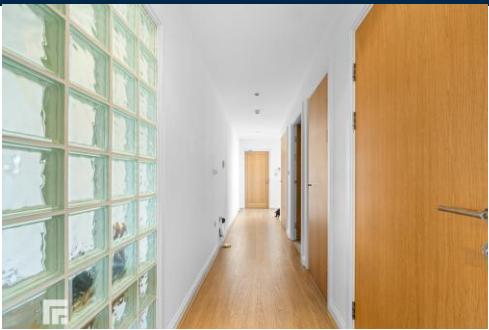
### TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3,550 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 £330 per annum.

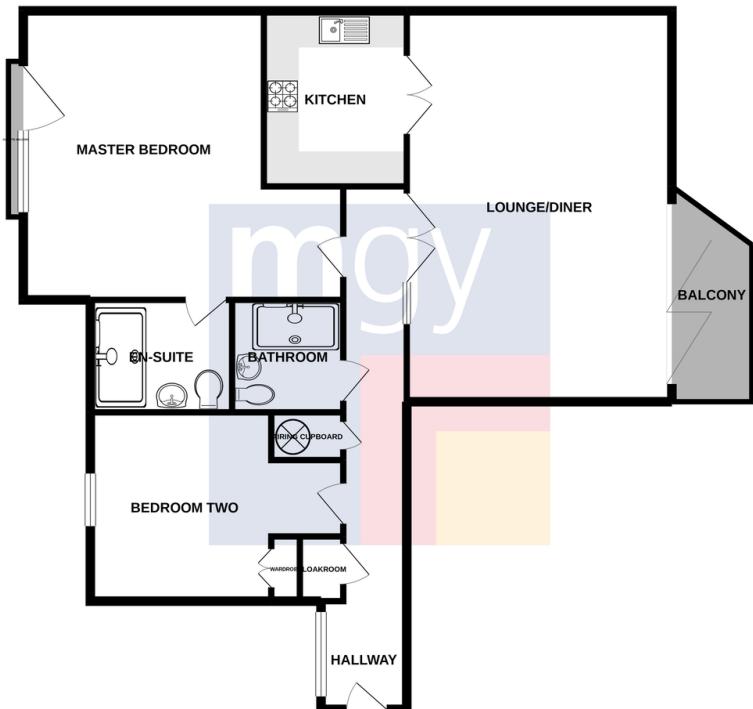


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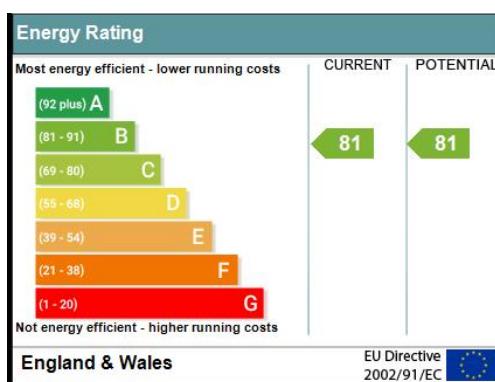
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, rooms, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale and has not been tested and no guarantee can be given as to their operability or efficiency can be given.



## CARDIFF 029 2046 5466

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



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