



JUDKIN COURT
CENTURY WHARF, CARDIFF
BAY
CARDIFF CF10 5AX

ASKING PRICE OF
£215,000



SECOND FLOOR APARTMENT



2



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****EXTREMELY SPACIOUS* NO CHAIN****
MGY are pleased to present for sale, a spacious two-bedroom, second 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 entrance hall to lounge/diner/kitchen, two large double bedrooms, one with en-suite and bathroom. The property further benefits from double glazing, security video entry system and an allocated under croft parking space. The development also benefits from 24-hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. No chain. Viewing highly recommended.

ENTRANCE HALL

14' 7" x 12' 2" (4.47m x 3.72m)

Accessed via a wooden entrance door with a security spyhole, the hallway benefits from laminate flooring, two built-in storage cupboards (one containing the hot water tank), a wall-mounted video entry system, and inset ceiling spotlights.

LOUNGE/DINER/KITCHEN

14' 4" x 12' 6" (4.37m x 3.83m)

Entered through wooden double doors, this extremely spacious room benefits from double glazed uPVC windows to the front aspect and carpeted flooring. There is a telephone point, TV aerial point, and two wall-mounted storage heaters.

Open plan to the kitchen, which boasts grey tiled flooring and part-tiled walls, along with modern fitted base and wall units offering ample storage, including a built-in wine shelf. Marble worktops incorporate a stainless-steel sink, with under-unit lighting adding a stylish touch. Space for appliances include an oven, a electric hob with a Samsung extraction fan, dishwasher, and washer/dryer, with space for a fridge freezer. A plinth heater and extractor fan complete the kitchen area.

MASTER BEDROOM

10' 8" x 21' 5" (3.27m x 6.55m)

Double glazed UPVC windows to the front aspect illuminate this large double bedroom, which features modern wooden flooring, two built-in double wardrobes, a TV aerial point, a telephone point, and a wall-mounted electric heater. A door leads to:-

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,045 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

EN-SUITE

6' 7" x 6' 9" (2.01m x 2.08m)

Tiled flooring and fully tiled walls create a sleek, modern feel in this bathroom, which features a shower cubicle, pedestal wash hand basin, W.C., shaver point, extractor fan, and ceiling spotlights. A heated towel rail and wall-mounted heater complete the space.

BEDROOM TWO

10' 4" x 17' 1" (3.15m x 5.22m)

This large double bedroom features a double glazed uPVC window to the front aspect, modern flooring, a built-in double wardrobe, a telephone point, and an electric wall-mounted heater.

BATHROOM

6' 4" x 5' 10" (1.95m x 1.80m)

The bathroom features tiled flooring and fully tiled walls, a panelled bath with an overhead shower and glass shower screen, a pedestal wash hand basin, and a W.C. Additional fittings include a heated towel rail, shaver point, wall-mounted heater, and ceiling spotlights.

PARKING

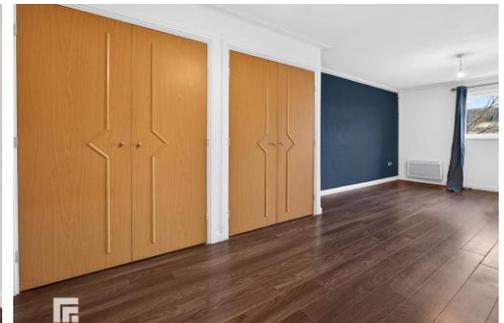
Allocated under croft parking space. Visitor parking

TENURE

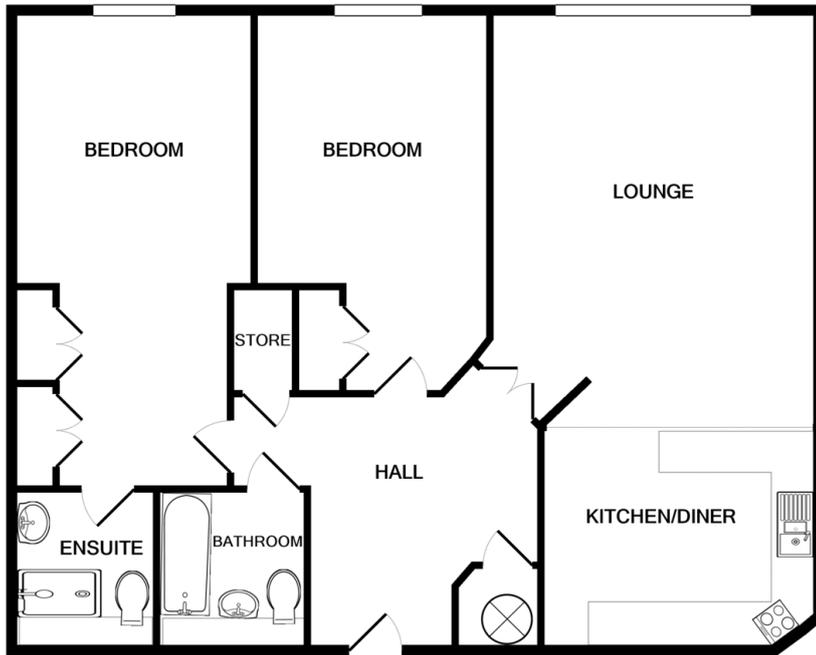
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3700 per annum, which includes water rates, building insurance, reserve fund contribution, onsite concierge and leisure facilities, annual boiler servicing, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, two allocated parking spaces, visitor parking with two visitor permits and parking management. Ground rent £150 per annum



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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