



**PORTO HOUSE**  
**PENSTONE COURT**  
**CARDIFF CF10 5NP**

ASKING PRICE OF  
**£179,950**



**ONE BEDROOM APARTMENT**



**\*\*IMMACULATELY PRESENTED\***

**\*INCREDIBLE WATER VIEWS\*\*** MGY are delighted to bring to market this immaculately presented one bedroom, third floor apartment situated within the highly sought after development of Century Wharf. The modern accommodation briefly comprises entrance hallway, large open plan lounge/diner/kitchen, bedroom and bathroom. The extremely spacious property further benefits from a balcony with stunning 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. No chain. EWS1 form in place. **\*NO CHAIN\***

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 753 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door leading from communal hallway. Laminate flooring. Spotlights. Wall mounted video entry system. Power points. Doors to all rooms.

#### **LOUNGE/KITCHEN**

31' 4" x 15' 1" (9.56m x 4.62m)

Open plan space. Laminate flooring with underfloor heating. Two pendant light fittings with additional wall lighting. Power points. TV and telephone point. Double glazed uPVC window. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink and drainer with mixer tap over and four ring electric hob with extractor above oven below. Spotlights. Integrated dishwasher and washing machine. Space for fridge/freezer. Tiled flooring with underfloor heating.

#### **BEDROOM**

20' 7" x 8' 9" (6.28m x 2.67m)

Carpet to floor. Pendant light fitting. Power points. Fitted wardrobes. Wall mounted electric heater. Double glazed uPVC sliding doors leading to balcony. TV point.

#### **BATHROOM**

8' 9" x 7' 2" (2.67m x 2.19m)

Tiled flooring and walls. Spotlights. WC. Wall mounted wash hand basin with mixer tap over. Panelled bath with mixer tap over and mains powered shower above. Chrome heated towel rail. Shaver point. Extractor.

#### **BALCONY**

Large decked balcony with stunning water views and glass surround. External lighting. Accessed from the bedroom.

#### **PARKING**

Secure gated access to one allocated undercroft parking space. Ample visitor parking.

#### **FACILITIES**

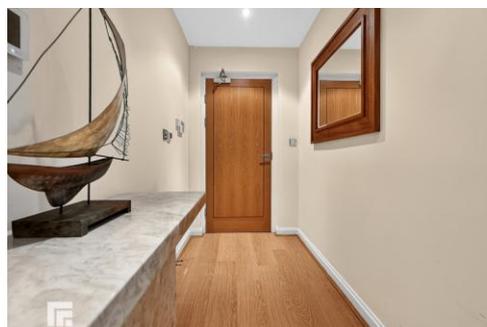
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

#### **TENURE**

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,976 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, secure fob access, video entry intercom system, lift maintenance, maintenance of internal and external communal areas, annual boiler servicing, reserve fund contribution, regular cleaning and refuse disposal, bike storage, secure gated access to an allocated undercroft parking space, visitor parking and parking management. Ground rent £210 per annum.

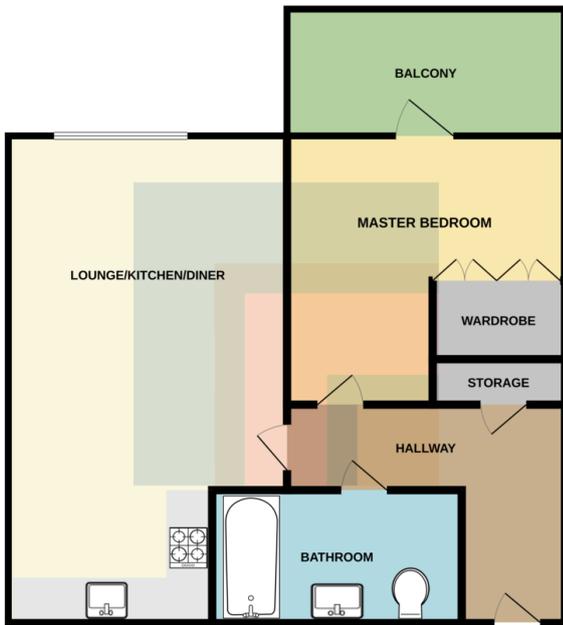


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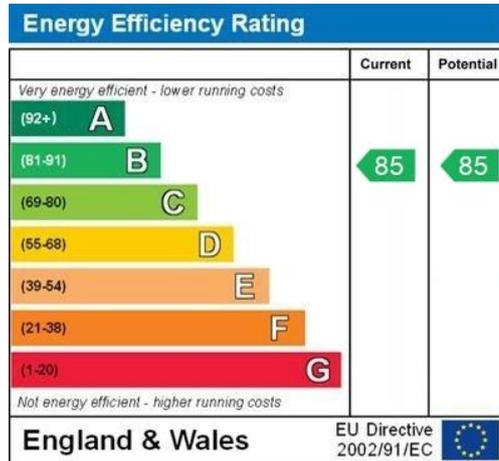


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THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 Metagix C2025



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