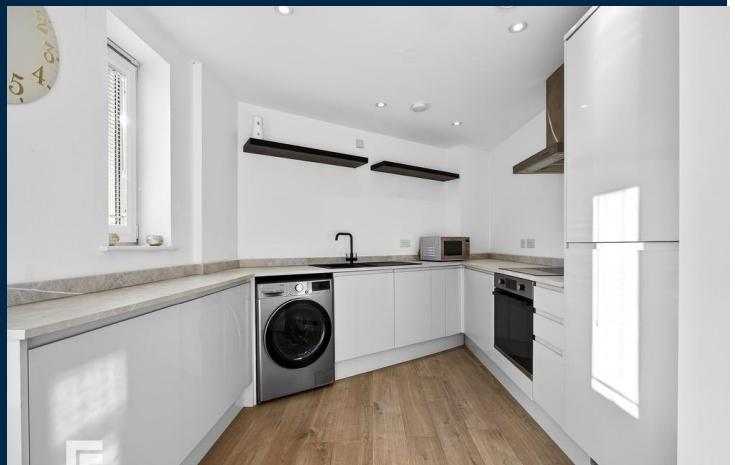




**MARSEILLE HOUSE
HANSEN COURT
CENTURY WHARF CF10 5NY**

ASKING PRICE OF

£259,950



ELEVATED GROUND FLOOR APARTMENT



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****LARGE SOUTH FACING TERRACE WITH WATER VIEWS* NO CHAIN**** MGY are delighted to bring to market this beautifully presented, two bedroom apartment situated within the popular development of Century Wharf. The spacious accommodation briefly comprises entrance hallway, open plan lounge/kitchen/diner, two double bedrooms - master ensuite and bathroom. The property further benefits from being chain free, provides views of the River Taff and beyond, double glazing throughout, 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 undercroft parking space, visitor parking and bike storage. EWS1 form in place. Ideal first time purchase or investment opportunity.

ENTRANCE HALL

Entered via wooden front door with security spy hole, leading from hallway. Laminate wood effect flooring. Doors leading to all rooms and two storage cupboards, one housing hot water tank. Wall mounted video entry intercom system. Underfloor heating. Thermostat control. Spotlights.

LOUNGE/DINER

18' 3" x 11' 7" (5.57m x 3.55m)
Spacious living area. Laminate wood effect flooring. Underfloor heating. Thermostat control. Spotlights. Power points. TV and telephone point. Double glazed uPVC patio doors opening onto large private terrace. Ample natural daylight. Open plan to modern kitchen.

KITCHEN

10' 10" x 9' 1" (3.32m x 2.79m)
Modernised 'Howdens' kitchen with worktops over incorporating composite sink with drainer and mixer tap over and four ring electric hob with oven beneath and extractor above. Integrated dishwasher and fridge/freezer. Space for washing machine. Laminate wood effect flooring. Double glazed uPVC window overlooking the water. Spotlights.

TERRACE

17' 4" x 7' 1" (5.30m x 2.18m)
Large south facing terrace with stunning water views. Space for seating. Paved with brick surround. Sheltered with external lighting. Accessed from the living room.

MASTER BEDROOM

18' 9" x 10' 11" (5.72m x 3.33m)
Laminate wood effect flooring. Pendant light fitting. Power

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 624 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

points. Double glazed uPVC window to side with stunning water views. Underfloor heating. Thermostat control. Door to ensuite. Spotlights.

ENSUITE

7' 10" x 5' 7" (2.39m x 1.72m)
Tiled flooring and walls. White three-piece-suite comprising WC, wall mounted wash hand basin with mixer tap over and walk in shower cubicle with mains powered shower above. Chrome heated towel rail. Extractor. Shaver point. Spotlights.

BEDROOM TWO

15' 8" x 10' 1" (4.78m x 3.09m)
Double bedroom. Laminate wood effect flooring. Double glazed uPVC window to side with great water views. Pendant light fitting. Power points. Underfloor heating. Thermostat control. Spotlights.

BATHROOM

6' 10" x 6' 3" (2.09m x 1.91m)
Tiled flooring and partially tiled walls. White three-piece-suite comprising WC, wall mounted wash hand basin with mixer tap over and panelled bath with hot and cold tap over and mains powered shower above. Chrome heated towel rail. Extractor. Spotlights.

PARKING

Secure gated access to an 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 £____ 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, reserve fund contribution, bike storage, an allocated undercroft parking space, visitor parking and parking management. Ground rent £____ per annum.



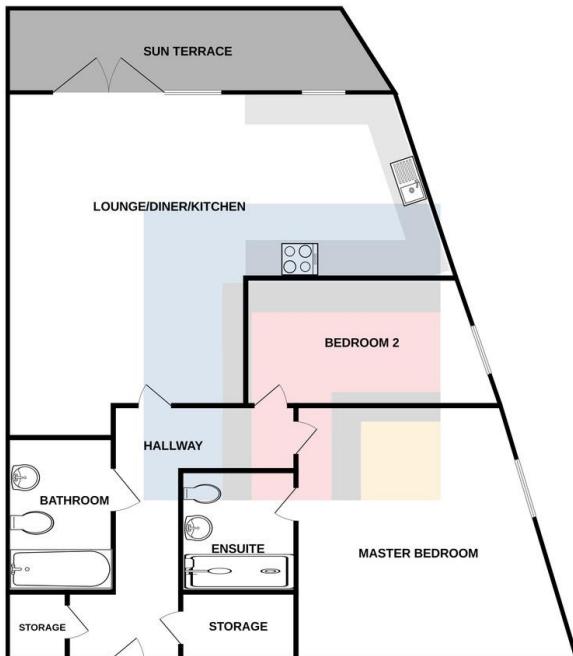
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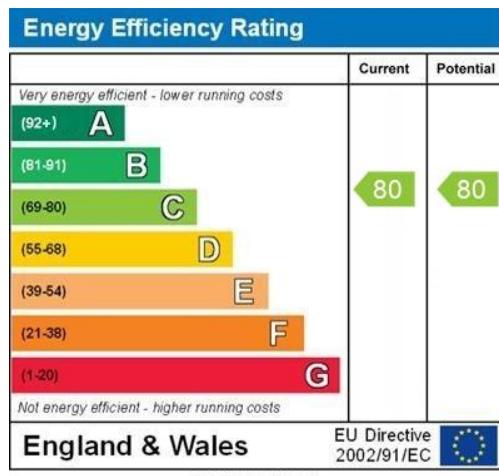


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GROUND FLOOR



Whilst every effort 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 such by any prospective purchaser. The floorplan is a graphic representation and has not been tested and no guarantee as to their operability or efficiency can be given.



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