



**PARIS HOUSE**  
**LYNTON COURT**  
**CARDIFF CF10 5NF**

ASKING PRICE OF  
**£219,950**



**TWO BEDROOM APARTMENT**



**2**



**2**



**2**



**1**

\*WELL PRESENTED, SECOND FLOOR APARTMENT\* MGY are delighted to bring to market this well presented two bedroom, second floor apartment situated in the popular development of Century Wharf. The accommodation briefly comprises entrance hallway, lounge, kitchen, two double bedrooms - master ensuite shower room, and bathroom. The property further benefits an allocated undercroft parking space, full use of on site leisure facilities. EWS1 form in place. \*Viewing highly recommended\*

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,023 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

#### ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Spotlights. Wall mounted storage heater. Doors to all rooms and one storage cupboards. Wall mounted video entry intercom system.

#### BATHROOM

9' 10" x 9' 8" (3.39m x 2.97m)  
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. Built in boiler room with extra space for storage.

#### BEDROOM TWO

13' 2" x 8' 6" (4.03m x 2.60m)  
This large double bedroom features a double glazed uPVC window to the front aspect, carpeted flooring, a built-in double wardrobe, a telephone point, and an electric wall-mounted heater.

#### MASTER BEDROOM

16' 2" x 12' 4" (4.95m x 3.76m)  
Spacious master bedroom with double glazed UPVC windows to the front aspect, Carpeted flooring, one built-in double wardrobe, a TV aerial point, a telephone point, and a wall-mounted electric heater. A door leads to:-

#### ENSUITE

7' 10" x 6' 0" (2.39m x 1.83m)  
Tiled flooring and fully tiled walls, which features a shower cubicle, pedestal wash hand basin, W.C., shaver point, extractor fan, and ceiling spotlights. A heated towel rail.

#### LIVING/DINER/KITCHEN

44' 9" x 11' 5" (13.66m x 3.48m)  
Open plan space. Laminate flooring. Spotlights. 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 sink and drainer with mixer tap over and four ring electric hob with integrated oven. Integrated dishwasher and washing machine. Space for fridge/freezer. Tiled flooring. Wall mounted electric heater.

#### BALCONY

Large decked balcony. External lighting. Accessed from the living room.

#### PARKING

An allocated undercroft parking space. Visitor parking.

#### FACILITIES

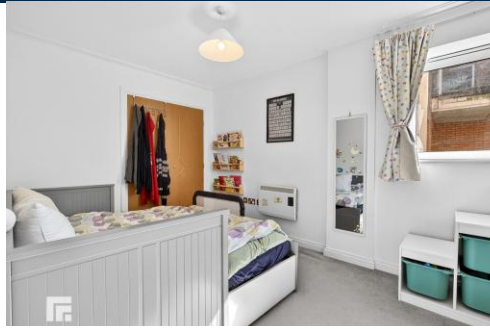
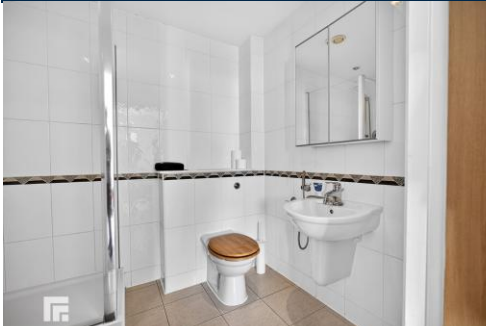
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

#### TENURE

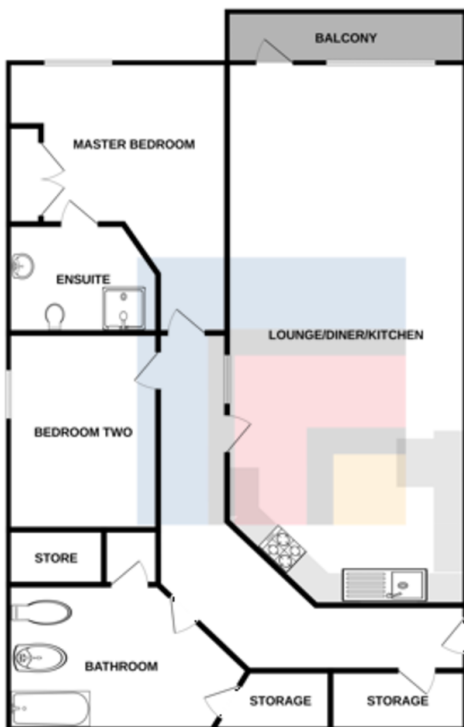
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3,800 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, reserve fund contribution, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £110 per annum.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, masses 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 for any prospective purchase. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
Made with Hozonix (2019)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84 B    | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**CARDIFF** 029 2046 5466

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



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