



MONACO HOUSE
LYNTON COURT
CARDIFF CF10 5NF

ASKING PRICE OF
£249,950



TWO BEDROOM APARTMENT



2



2



2



1

****IMMACULATELY PRESENTED, NO CHAIN**** MGY are pleased to present for sale a spacious two bedroom, chain free, first floor apartment, within the popular gated development of Century Wharf. The immaculate accommodation comprises of entrance hall to spacious lounge/diner, two large double bedrooms, ensuite, bathroom and exceptionally large balcony. The property further benefits from double glazing throughout, security video entry system and an allocated parking space. Visitor parking and secure bike storage. The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa. EWS1 form in place. Viewing highly recommended.

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,097 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

28' 10" x 3' 11" (8.8m x 1.2m)

Entered via wooden door, with security spy hole. Part fitted vinyl cushion flooring, and part fitted carpet. Two storage cupboards, one housing hot water tank. Wall mounted electric storage heater. Wall mounted video entry intercom system. Power points. Coving. Spotlights. Doors leading to all rooms.

LIVING ROOM

24' 3" x 16' 4" (7.4m x 5.0m)

A bright open-plan living and dining area with tiled flooring throughout and double glazed uPVC windows and door leading to the balcony. Extremely spacious living room. Underfloor heating.

KITCHEN

10' 9" x 8' 10" (3.3m x 2.7m)

Bespoke 'Avantgarde' fitted kitchen with wall and base units, worktops, four ring hob with extractor hood over, microwave, oven, sink with drainer, and double glazed uPVC windows to side aspect. Integrated dishwasher, fridge, freezer and washer/dryer. Ample storage with under unit lighting. Finished with tiled splashback and vinyl flooring. Spotlights. Extractor fan.

BEDROOM ONE

17' 8" x 15' 8" (5.4m x 4.8m)

Large double bedroom with carpeted flooring, double glazed uPVC windows to side aspect, door to Juliet balcony, pendant light fitting and space for ample furniture. Two built in double wardrobes. Wall mounted electric panel heater. Door leading to ensuite.

ENSUITE

8' 10" x 6' 6" (2.7m x 2.0m)

Modern en-suite. Tiled flooring. Fully tiled walls. Shower cubicle with glass doors. Wall mounted wash hand basin with mixer tap over. W.C. Shaver point. Heated towel rail. Extractor fan. Spotlights.

BATHROOM

6' 10" x 6' 6" (2.1m x 2.0m)

Spacious bathroom. Tiled flooring. Fully tiled walls. Wall mounted wash hand basin. Panelled bath with shower over and glass shower screen. W.C. Heated towel rail. Extractor fan. Spotlights.

BEDROOM TWO

15' 8" x 11' 1" (4.8m x 3.4m)

Second double bedroom with carpeted flooring and pendant light fitting. Double glazed uPVC windows to rear aspect. Built in double wardrobe. Wall mounted electric panel heater.

BALCONY

Large decked private balcony, with glass surround and morning sun. External lighting. Accessed from living room overlooking the attractive gardens.

PARKING

Secure gated access to an allocated parking space. Visitor parking

FACILITIES

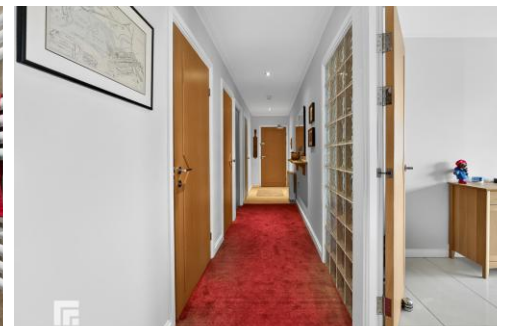
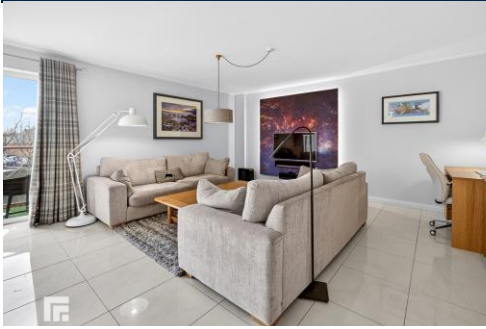
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

TENURE

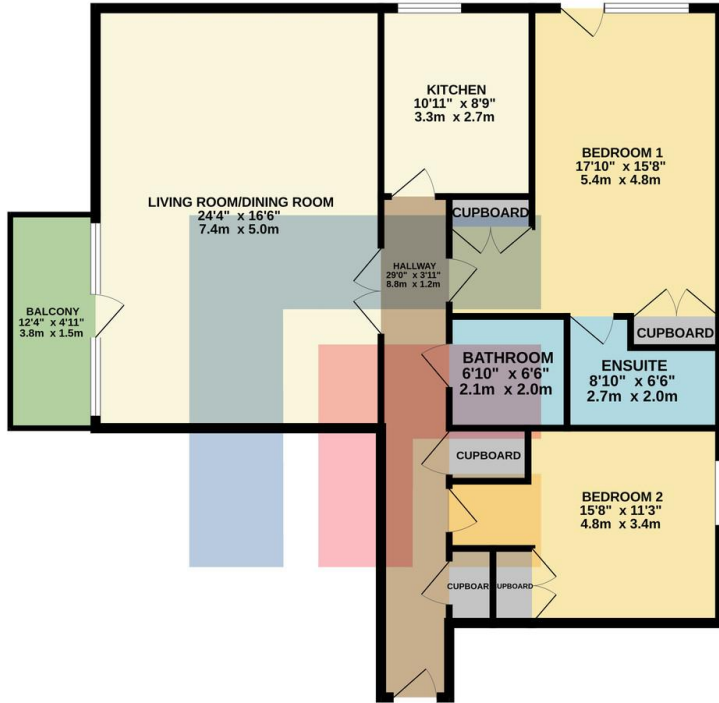
MGY are advised that the property is leasehold with a term of 999 years from 2001. Service charges of £3,460.14 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, reserve fund contribution, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £138.06 per annum.



MONACO HOUSE, LYNTON COURT, CARDIFF CF10 5NF



MONACO HOUSE, LYNTON COURT, CARDIFF CF10 5NF



TOTAL FLOOR AREA - 1117 sq ft (103.8 sq.m.) approx.
 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 Metropex iCAD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK