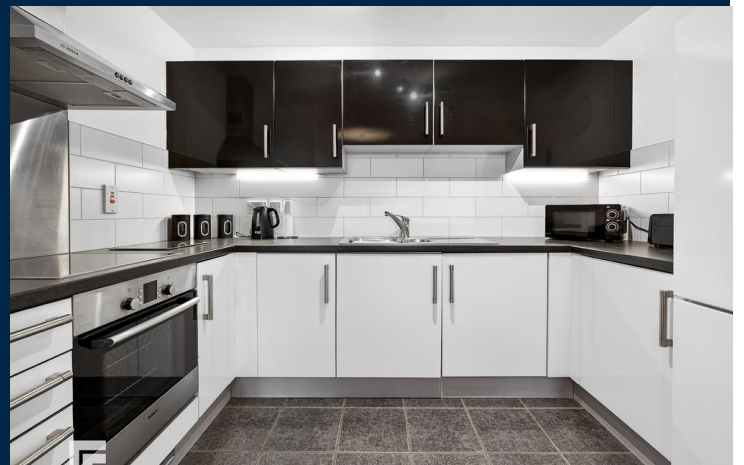




MARSEILLE HOUSE
HANSEN COURT
CENTURY WHARF CF10 5NY

ASKING PRICE OF
£175,000



ONE BEDROOM APARTMENT



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****IMMACULATELY PRESENTED, WITH SUPERB WATER VIEWS* NO CHAIN**** MGY are pleased to present for sale a superb one bedroom, seventh floor apartment located within the popular development of Century Wharf. The modern accommodation comprises of entrance hall to open plan lounge/diner and modern fitted kitchen, bathroom and one double bedroom. The property further benefits from a large terrace with stunning water views, double glazing throughout, electric underfloor heating, security video entry intercom system, allocated under croft parking space and visitor parking. The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa. EWS1 form in place. Ideal first time purchase. No chain. Viewing highly recommended.

ENTRANCE HALL

Entered via wooden door with security spy hole. Solid oak parquet flooring. Underfloor heating. Wall mounted video entry intercom system. Two built in storage cupboards, once housing hot water tank. Thermostat controls. Doors leading to all rooms.

LOUNGE

22' 0" x 12' 7" (6.73m x 3.85m)

Extremely spacious living area. Large floor to ceiling double glazed uPVC windows to front aspect. Ample natural daylight. Additional double glazed uPVC patio door, leading to large terrace, with stunning water views. Solid oak parquet flooring. Underfloor heating. T.V Aerial point. Telephone point. Thermostat controls. Open plan to:-

TERRACE

Large paved sheltered terrace, with stunning water views. External lighting. Accessed from the living room.

KITCHEN

10' 2" x 6' 6" (3.11m x 2.00m)

Large modern fitted kitchen with brand new work surfaces incorporating stainless steel sink. Ample storage, with over unit lighting. Tiled flooring. Built in oven with four ring electric hob and stainless steel extractor hood over. Splash back. Integrated washer/dryer and dishwasher. Space for fridge freezer. Underfloor heating. Extractor fan.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 635 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM

11' 7" x 11' 5" (3.54m x 3.50m)

Double glazed uPVC window to front aspect, with fantastic water views. Carpeted flooring. Underfloor heating. Built in double wardrobe. T.V Aerial point. Thermostat controls.

BATHROOM

6' 9" x 6' 6" (2.06m x 2.00m)

Modern bathroom. Tiled flooring. Part tiled walls. Panelled bath with shower over and glass shower screen. Wall mounted wash hand basin with large mirror over. Heated towel rail. Shaver point. Extractor fan. Spotlights

PARKING

Gated access to an allocated under croft 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

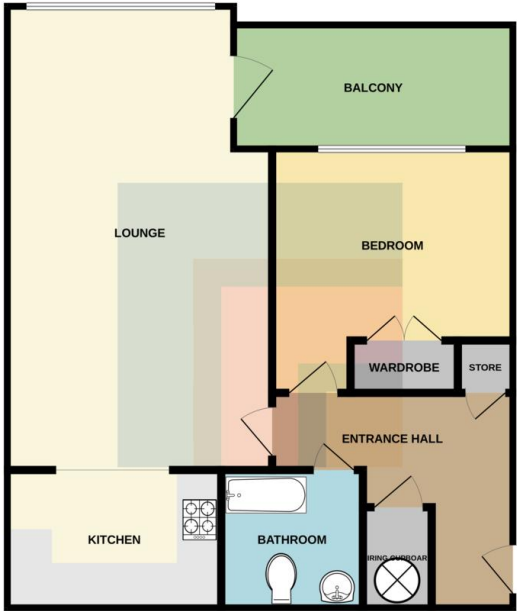
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2902.48 per annum, which includes water rates, building insurance, reserve fund contribution, onsite concierge and leisure facilities, lift maintenance, maintenance of internal and external communal areas, annual boiler servicing, regular cleaning and refuse disposal, bike storage, an allocated under croft parking space, visitor parking and parking management. Ground rent approx. £178.14 per annum.



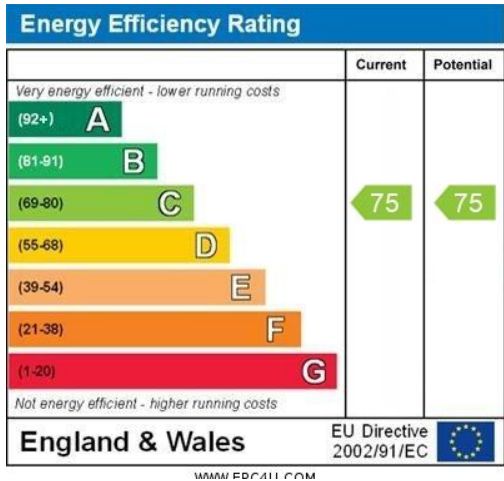
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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