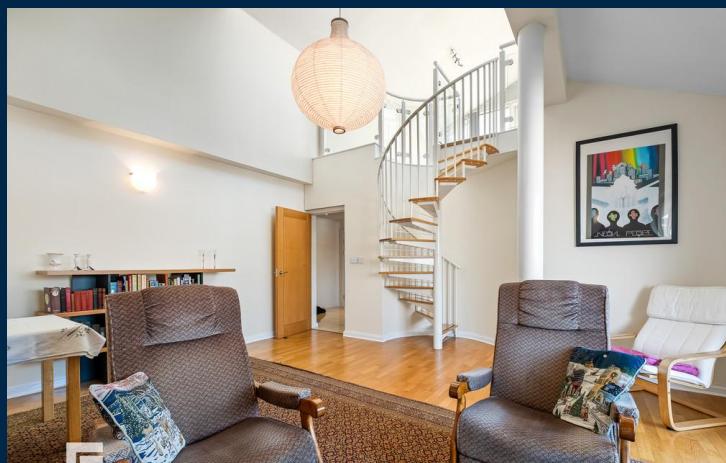




VENICE HOUSE
JUDKIN COURT
CENTURY WHARF
CF10 5AU

OFFERS IN EXCESS OF
£300,000



TWO BEDROOM PENTHOUSE APARTMENT



**UNIQUE DUPLEX PENTHOUSE

APARTMENT* NO CHAIN** MGY are pleased to present for sale this superb two bedroom, top floor apartment, located in the popular gated Century Wharf development in Cardiff Bay. This development offers a fantastic location within close proximity to Mermaid Quay and the City Centre. The development also benefits from onsite leisure facilities and a concierge service. This spacious apartment over two floors comprises large entrance hall, living room with stairs leading to mezzanine, separate kitchen, two double bedrooms, master with en-suite, bathroom, ample storage and three balconies. The property further benefits from double glazing throughout, video entry intercom system, two allocated parking spaces and visitor parking. EWS1 form in place. No chain.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Luxury tiled flooring. Two storage cupboards, one housing hot water tank and large utility room. Storage heater. Wall mounted video entry intercom system.

LIVING ROOM

17' 8" x 13' 9" (5.4m x 4.2m)

Double glazed uPVC windows to front aspect. Door leading to large decked balcony. Spacious living room. High slanted ceiling. Laminate wood effect flooring. Wall mounted lighting and pendant light fitting. Storage heater and additional electric heater. T.V point. Telephone point. Spiral stairs leading to:-

MEZZANINE

13' 9" x 11' 1" (4.2m x 3.4m)

Fantastic mezzanine. Double glazed uPVC windows with ample natural daylight. High slanted ceiling. Laminate wood effect flooring. Storage heater. Door leading to large paved balcony with ample sun. Accessed from the living room.

KITCHEN

13' 1" x 11' 9" (04.0m x 3.6m)

Double glazed uPVC windows to front aspect. Tiled flooring. Part tiled walls. Modern base and wall units with work surfaces incorporating stainless steel sink. Ample storage. Built in double oven and four ring electric hob with extractor hood over. Integrated fridge, freezer, dishwasher, microwave and washing machine. Breakfast Island with storage below. Spotlights. Extractor fan.

TENURE: LEASEHOLD

COUNCIL TAX BAND: H

FLOOR AREA APPROX: 1,247 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

MASTER BEDROOM

18' 8" x 13' 5" (5.7m x 4.1m)

Double glazed uPVC windows to rear aspect. Spacious master bedroom. New carpeted flooring. Built in floor to ceiling wardrobe with mirrored sliding doors. Built in storage cupboard. TV Aerial point. Telephone point. Storage heater. Door leading to en-suite.

EN-SUITE

9' 10" x 7' 6" (3.0m x 2.3m)

Double glazed uPVC windows to rear aspect. Large en-suite. Tiled flooring. Fully tiled walls. Panelled bath. Separate shower cubicle. W.C. Pedestal wash hand basin. Heated towel rail. Extractor fan. Shaver point. Spotlights.

BEDROOM TWO

13' 1" x 9' 10" (4.0m x 3.0m)

Double glazed uPVC window to front aspect. Double bedroom. New carpeted flooring. TV Aerial point. Storage heater. Door leading to large decked balcony.

BATHROOM

8' 10" x 6' 10" (2.7m x 2.1m)

Double glazed uPVC windows to side aspect. Large bathroom. Tiled flooring. Fully tiled walls. Panelled bath. Separate shower cubicle. W.C. Pedestal wash hand basin. Heated towel rail. Extractor fan. Shaver point. Spotlights.

UTILITY ROOM

6' 6" x 6' 2" (2.0m x 1.9m)

Space for appliances and storage. Tiled walls.

THREE BALCONIES

Three large balconies. Two decked, with glass surround and external lighting. Accessed from the living room and bedroom two. One paved, with glass surround and external lighting. Accessed from the mezzanine.



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PARKING

Secure gated fob access to two allocated parking spaces and two visitor permits.

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 £4077.73 per annum, which includes water rates, building insurance, reserve fund contribution, onsite concierge and leisure facilities, annual boiler servicing, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, two allocated parking spaces, visitor parking with two visitor permits and parking management. Ground rent £112.10 per annum.



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TOTAL FLOOR AREA: 1247 sq.ft. (115.9 sq.m.) approx.
 Whilst every attempt 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 guidance only and should not be used as such by any prospective purchaser. The service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	78 C

CARDIFF 029 2046 5466

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 South Glamorgan, CF10 5EE



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