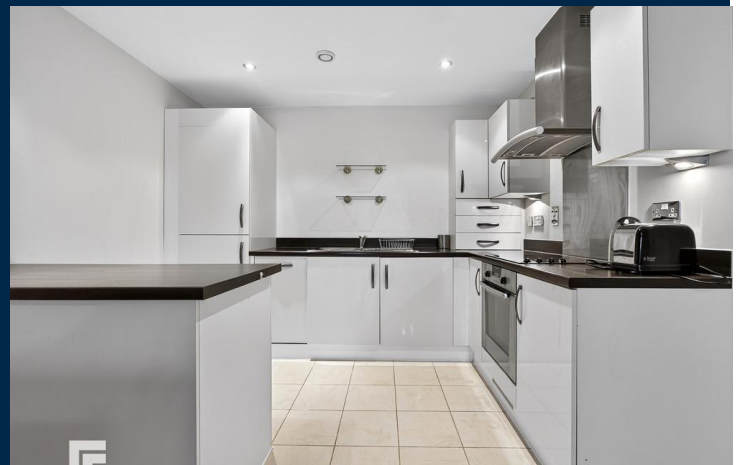




BORDEAUX HOUSE
PENSTONE COURT
CARDIFF BAY
CARDIFF CF10 5NP

ASKING PRICE OF
£179,950



ONE BEDROOM APARTMENT



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****IMMACULATELY PRESENTED***

INCREDIBLE WATER VIEWS* MGY are delighted to bring to market this immaculately presented one bedroom, third floor apartment situated within the highly sought after development of Century Wharf. The modern accommodation briefly comprises entrance hallway, large open plan lounge/diner/kitchen, bedroom and bathroom. The extremely spacious property further benefits from a balcony with stunning water views, double glazing throughout, video entry intercom system and an allocated undercroft parking space. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. No chain. EWS1 form in place. ***NO CHAIN***

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 753 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Spotlights. Wall mounted video entry intercom system. Doors leading to all rooms and storage cupboard, housing hot water tank. Wall mounted control panel for underfloor heating.

LOUNGE/DINER

23' 8" x 15' 1" (7.23m x 4.62m)
Extremely spacious living area. Laminate flooring. Pendant light fittings. Power points. Wall mounted control panel for underfloor heating. TV and telephone point. Double glazed uPVC window with water views.

KITCHEN

10' 3" x 7' 8" (3.14m x 2.34m)
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 extractor over and oven below. Splash back. Ample storage Under unit lighting. Integrated fridge/freezer, dishwasher and washing machine. Spotlights. Extractor fan. Tiled flooring.

BEDROOM

20' 6" x 8' 7" (6.27m x 2.64m)
Carpet to floor. Pendant light fitting. Power points. Wall mounted control panel for underfloor heating. Floor to ceiling double glazed uPVC window and door leading to large balcony. Built in double wardrobe.

BATHROOM

8' 9" x 7' 2" (2.67m x 2.19m)
Tiled flooring and walls. Spotlights. 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. Extractor. Chrome heated towel rail.

BALCONY

Large decked balcony with stunning water views and glass surround. External lighting. Accessed from the bedroom.

PARKING

Secure gated access to one allocated undercroft parking space. Ample visitor parking.

FACILITIES

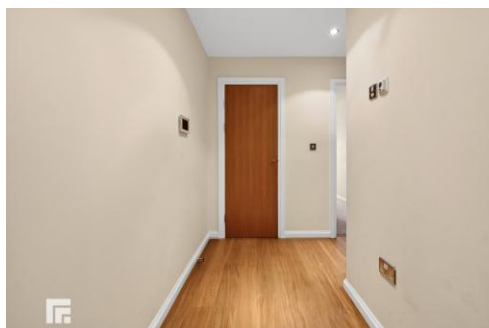
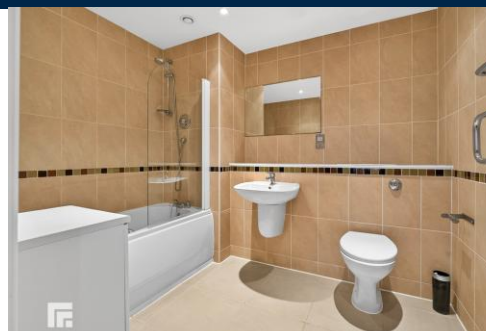
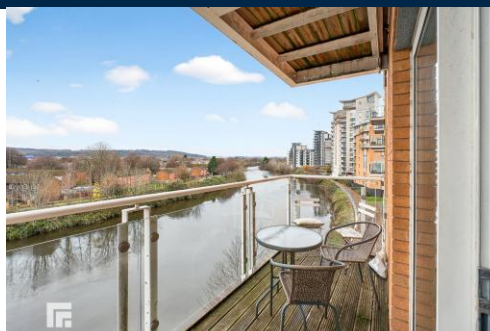
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

TENURE

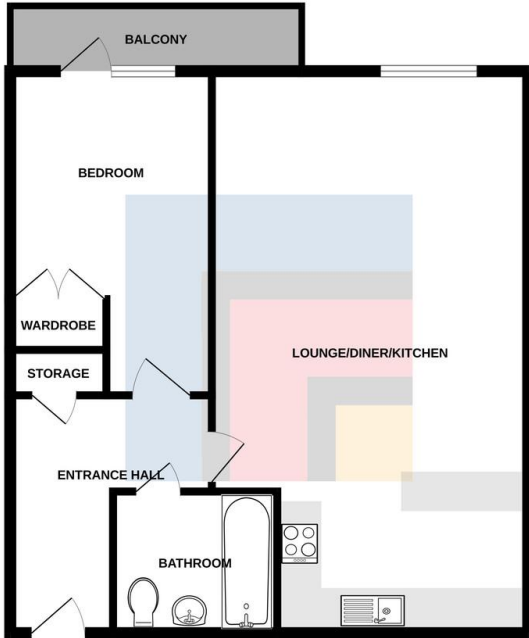
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,916 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, secure fob access, video entry intercom system, lift maintenance, maintenance of internal and external communal areas, annual boiler servicing, reserve fund contribution, regular cleaning and refuse disposal, bike storage, secure gated access to an allocated undercroft parking space, visitor parking and parking management. Ground rent £210.90 per annum.



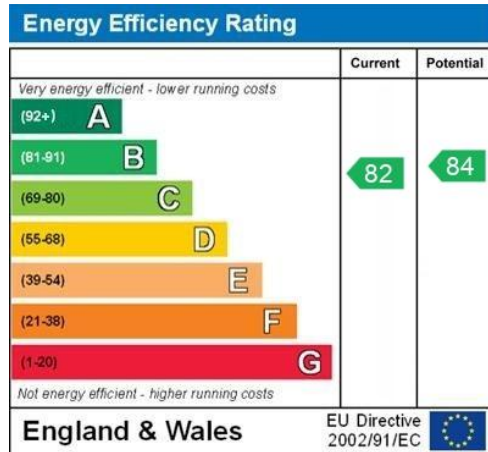
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan 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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