



**OSLO HOUSE**  
JUDKIN COURT  
CARDIFF CF10 5AX

ASKING PRICE OF  
**£250,000**



**TOP FLOOR APARTMENT**



**2**



**2**



**2**



**1**

**\*\*IMMACULATELY PRESENTED, TOP FLOOR APARTMENT IN CENTURY WHARF\*\*** MGY are delighted to bring to market this modern and spacious two bedroom, top floor apartment situated within the popular Century Wharf development in Cardiff Bay. The spacious accommodation briefly comprises entrance hallway, open plan lounge/kitchen/diner, two double bedrooms - master with ensuite, two large storage cupboards/study and family bathroom. The property further benefits from having two decked balconies, one allocated undercroft parking space, visitor parking and video entry intercom system. EWS1 form in place.

**\*Viewing highly recommended\***

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,012 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via wooden front door with security spy hole, leading from communal hallway. Spacious entrance hall. Laminate wood effect flooring. Wall mounted video entry intercom system. Wall mounted EHC heat retention radiator. Storage cupboard, housing upgraded hot water tank. Additional storage cupboard/study. Spotlights. Coving to ceiling. Doors leading to all rooms.

#### **LOUNGE/DINER**

18' 4" x 18' 4" (5.60m x 5.60m)

Extremely spacious open plan living area. Laminate wood effect flooring. Double glazed windows and additional double glazed French doors opening onto large balcony. Ample natural daylight. TV and telephone point. Pendant light fitting with additional wall lighting. Power points. Wall mounted EHC heat retention radiators. Coving to ceiling.

#### **BALCONY**

Larger than average decked balcony with glass surround and ample sun from midday through to the evening. External lighting. Accessed from the living area.

#### **KITCHEN**

12' 9" x 6' 10" (3.90m x 2.10m)

Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating composite Quartz sink and drainer with mixer tap over. Four ring electric BOSCH induction hob with Samsung oven beneath and extractor over. Plinth heater. Two built in wine racks. Tiled splashback. Space for fridge/freezer. Integrated Hotpoint dishwasher and Hoover washer/dryer. Double glazed windows to rear, overlooking balcony. Tiled flooring. Spotlights.

#### **MASTER BEDROOM**

11' 1" x 20' 2" (3.40m x 6.16m)

Large double glazed windows to rear with ample natural daylight. Large double bedroom. Carpet to floor. Built in double wardrobe. Pendant light fittings. Wall mounted electric heater. Coving to ceiling. Door leading to en-suite.

#### **EN-SUITE**

6' 6" x 5' 10" (2.00m x 1.80m)

Tiled flooring and walls. WC. Pedestal wash hand basin with hot and cold tap over. Shower cubicle. Heated towel rail. Spotlights.

#### **BEDROOM TWO**

9' 10" x 19' 5" (3.00m x 5.94m)

Double bedroom. Carpet to floor. Pendant light fitting. Power points. Wall mounted electric heater. Built in double wardrobe. Coving to ceiling. Double glazed door to rear, leading to decked balcony.

#### **BALCONY**

Decked balcony with glass surround and morning sun. External lighting. Accessed from bedroom two.

#### **BATHROOM**

7' 6" x 6' 6" (2.30m x 2.00m)

Tiled walls and flooring. White three-piece-suite comprising WC, pedestal wash hand basin with mixer tap over, panelled bath with electric shower unit over and glass shower screen. Shaver point. Heater. Spotlights.



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## STORAGE CUPBOARD/STUDY

5' 9" x 5' 8" (1.76m x 1.73m)

Large storage cupboard which could also be used as a study. Laminate wood effect flooring.

## PARKING

Secure gated fob access to one allocated undercroft parking space and one visitor permit.

## FACILITIES

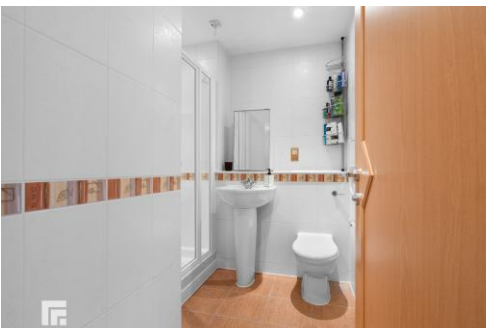
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

## TENURE

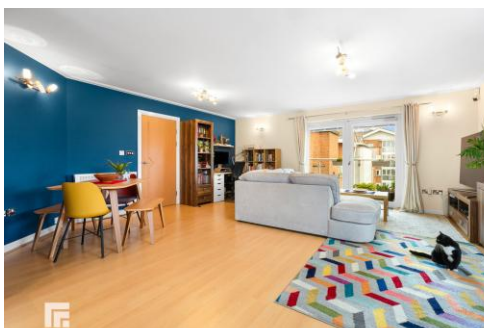
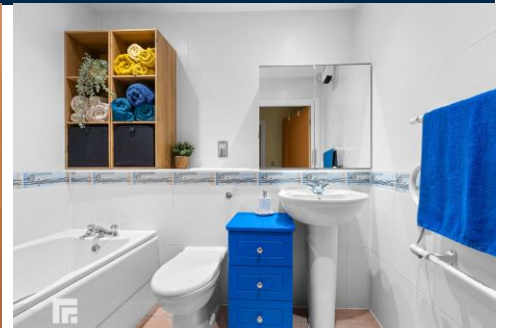
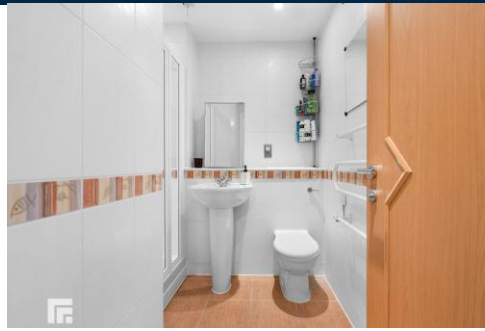
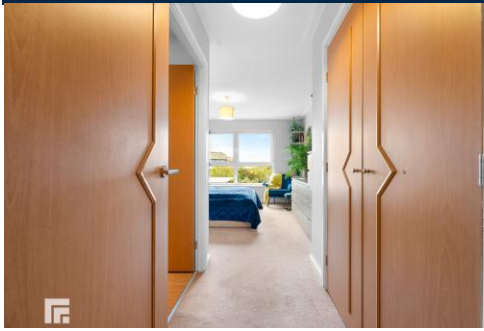
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £4,133 per annum, which includes water rates, building insurance, reserve fund contribution, onsite concierge and leisure facilities, security video entry intercom system, annual boiler servicing, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, one allocated undercroft parking space, visitor parking with one visitor permit and parking management. The ground rent is £88.50 per annum.



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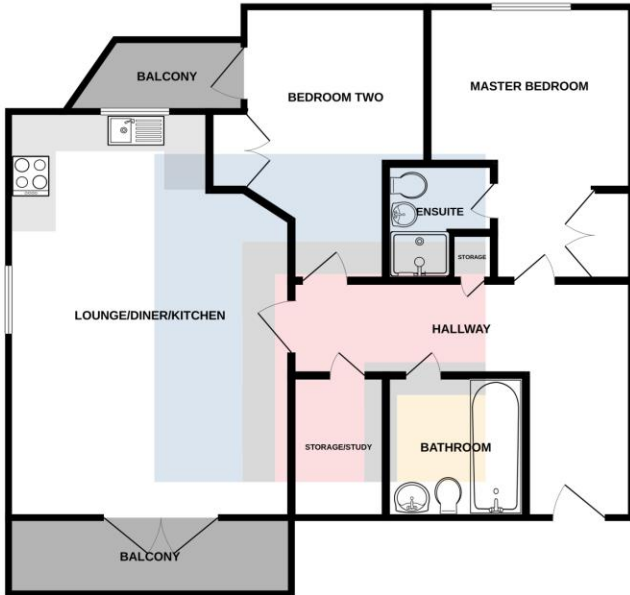


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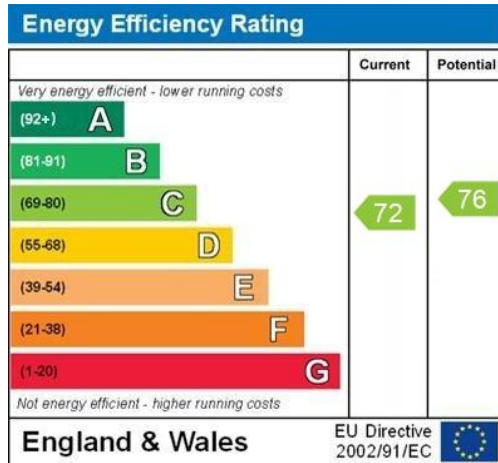


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TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 accuracy can be given.  
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