



LYNTON COURT
CENTURY WHARF,
CARDIFF BAY
CARDIFF CF10 5NG

ASKING PRICE OF
£245,000



APARTMENT



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****BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT IN CENTURY WHARF* NO CHAIN**** MGY are delighted to bring to market this immaculate, two double bedroom apartment located within the popular Century Wharf development. The accommodation briefly comprises entrance hallway, spacious lounge/diner, kitchen, two double bedrooms - master ensuite and family bathroom. The property further benefits from having a private sun terrace, double glazing throughout, security video entry system and an allocated undercroft parking space. Ample 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.

ENTRANCE HALL

Entered via wooden front door with security spy hole, leading from communal hallway. Wall mounted video entry intercom system. Laminate flooring. Wall mounted electric heater. Two storage cupboards, one housing hot water tank. Spotlights. Doors leading to all rooms. Power points.

LOUNGE/DINER

24' 3" x 16' 0" (7.4m x 4.9m)
Laminate flooring. Spotlights. Double glazed uPVC French doors leading onto private terrace. TV and telephone point. Power points. Wall mounted electric heater.

KITCHEN

10' 9" x 8' 10" (3.3m x 2.7m)
Tiled flooring. Modern fitted kitchen with a range of wall, base and drawer with worktops over incorporating electric hob with extractor above and stainless steel inset 1.5 sink and drainer with mixer tap over. Spotlights. Integrated appliances such as dishwasher, washing machine and oven. Space for fridge/freezer. Spotlights. Power points. Wall mounted electric heater.

MASTER BEDROOM

17' 8" x 15' 8" (5.4m x 4.8m)
Laminate flooring. Spotlights. Double glazed uPVC window. Fitted wardrobes. Power points. Wall mounted electric heater. Door to ensuite.

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,152 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENSUITE

9' 2" x 6' 10" (2.8m x 2.1m)
Tiled flooring and walls. Spotlights. WC. Wall mounted wash hand basin with mixer tap over. Walk in shower cubicle with mains powered shower over. Extractor. Chrome heated towel rail.

BEDROOM TWO

15' 8" x 11' 9" (4.8m x 3.6m)
Carpet to floor. Double glazed uPVC window. Spotlights. Power points. Wall mounted electric heater. Fitted double wardrobe.

BATHROOM

6' 10" x 6' 10" (2.1m x 2.1m)
Tiled flooring and partially tiled walls. WC. Wall mounted wash hand basin with mixer tap over. Walk in shower cubicle with mains powered shower over. Chrome heated towel rail. Spotlights. Shaver point.

TERRACE

24' 3" x 14' 5" (7.4m x 4.4m)
Exceptionally large paved terrace. External lighting. Accessed from the living room.

FACILITIES

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

PARKING

One allocated undercroft parking space. Visitor parking.

TENURE

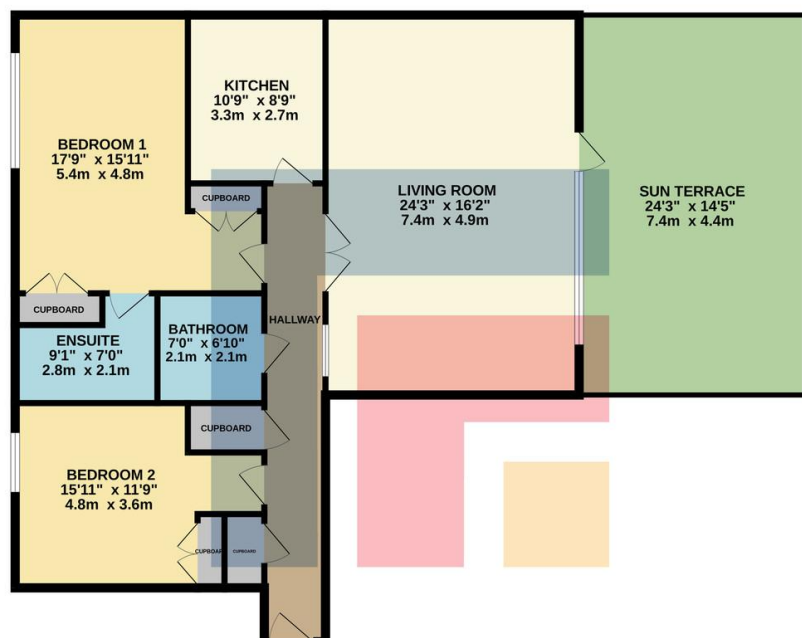
MGY are advised that the property is leasehold with a term of 999 years from 2001. Service charges of £____ per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance of internal and external communal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



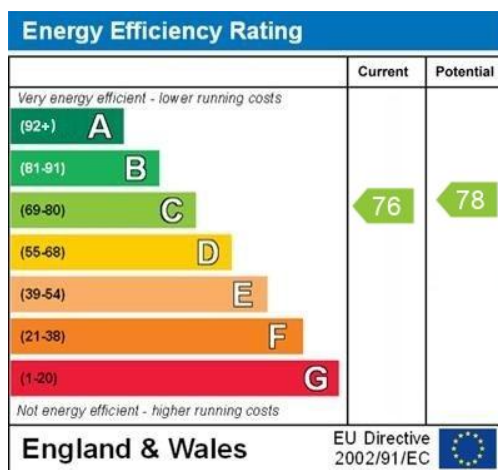
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TOTAL FLOOR AREA: 1129 sq.ft. (104.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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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