



MILAN HOUSE
JUDKIN COURT
CARDIFF CF10 5AU

OFFERS IN EXCESS OF
£220,000



TWO BEDROOM APARTMENT



2



2



2



1

****SPACIOUS, TWO BEDROOM, FIRST FLOOR APARTMENT IN CARDIFF BAY* NO CHAIN**** MGY are delighted to bring to market this beautifully presented, two bedroom, first floor apartment situated within the popular gated development of Century Wharf. The accommodation briefly comprises spacious entrance hallway, lounge/kitchen/diner, two large double bedrooms - master with ensuite and bathroom. The property further benefits from a large balcony, double glazing throughout, security video entry system and an allocated undercroft parking space as well as 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. *Viewing highly recommended*

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,011 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Accessed via a wooden entrance door with a security spy hole, the hallway benefits from laminate flooring, two built-in storage cupboards (one containing the hot water tank), a wall-mounted video entry system, a wall-mounted electric heater and inset ceiling spotlights.

LOUNGE/KITCHEN/DINER

14' 7" x 14' 11" (4.47m x 4.55m)
Laminate flooring. Spotlights and pendant light fittings. Power points. Wall mounted electric heaters. TV and telephone point. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over. Ample storage. Intergrated dishwasher. Space for washing machine and fridge freezer. Four ring electric hob and built in oven with extractor above. Double glazed uPVC French doors opening onto balcony.

BALCONY

Large decked balcony with glass surround. External lighting. Accessed from the living room.

MASTER BEDROOM

22' 6" x 10' 7" (6.86m x 3.23m)
Double glazed UPVC windows to the front aspect illuminate this large double bedroom, which features modern laminate wood effect flooring, two built-in double wardrobes, a TV aerial point, a telephone point, and a wall-mounted electric heater. A door leads to:-

ENSUITE

6' 2" x 6' 9" (1.88m x 2.06m)

Tiled flooring and fully tiled walls create a sleek, modern feel in this bathroom, which features a shower cubicle, pedestal wash hand basin, W.C, shaver point, extractor fan and ceiling spotlights. A heated towel rail and wall-mounted heater complete the space.

BEDROOM TWO

17' 7" x 12' 11" (5.37m x 3.96m)

This large double bedroom features a double glazed uPVC window to the front aspect, modern laminate wood effect flooring, a built-in double wardrobe, an additional built in storage cupboard, telephone point, and an electric wall-mounted heater.

BATHROOM

6' 9" x 6' 9" (2.08m x 2.06m)

Tiled flooring and walls. White three-piece-suite comprising panelled bath with mixer tap over and mains powered shower above, pedestal wash hand basin and WC. Extractor fan. Shaver point. Spotlights.

FACILITES

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

PARKING

Allocated parking space. Visitor parking.

TENURE

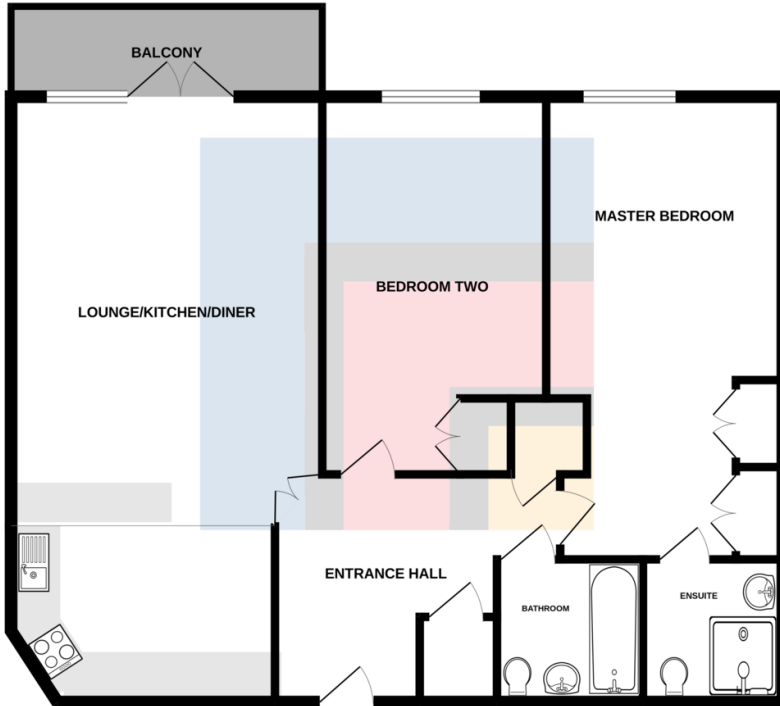
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £ per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, secure fob access, video entry intercom system, lift maintenance, maintenance of internal and external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



MILAN HOUSE, JUDKIN COURT, CARDIFF CF10 5AU



MILAN HOUSE, JUDKIN COURT, CARDIFF CF10 5AU



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK