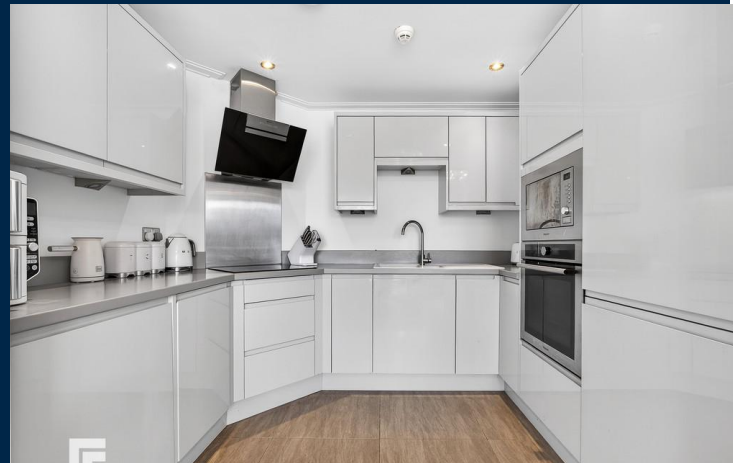


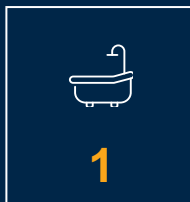


PALMA HOUSE
JUDKIN COURT
CARDIFF CF10 5AX

OFFERS IN EXCESS OF
£180,000



ONE BEDROOM APARTMENT



****IMMACULATELY PRESENTED***

INCREDIBLE WATER VIEWS* MGY are delighted to bring to market this immaculately presented one bedroom, elevated ground 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 shower room. The extremely spacious property further benefits from a terrace 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. EWS1 form in place.

ENTRANCE HALL

Extremely spacious entrance hall. Entered via wooden door with security spy hole. Wood effect flooring. Inset spotlights to ceiling. Storage cupboard housing hot water tank. Alarm panel. Video phone entry system. Power points.

LOUNGE/DINER/KITCHEN

25' 5" x 20' 8" (7.75m x 6.31m)

Entered through wooden door, this spacious room benefits from double glazed uPVC windows to the front aspect, with door leading onto the terrace and wood effect flooring. Ample natural daylight. There is a telephone point, TV aerial point. Two wall mounted electric heaters.

Modernised kitchen. Wall and base units, with work surfaces incorporating composite sink. Integrated oven and microwave, with four ring electric hob and extractor hood over. Ample storage with under unit lighting. Integrated fridge freezer, integrated washing machine and dishwasher. Grey tile flooring. Extractor. Spotlights.

BEDROOM

12' 2" x 10' 5" (3.71m x 3.19m)

uPVC double glazed window to front with stunning river views. Wood Effect flooring. Two built-in wardrobes with hanging and shelving. Television aerial. Power points. Wall mounted electric panel heater.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 559 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

SHOWER ROOM

8' 2" x 6' 9" (2.50m x 2.08m)

Modernised shower room including vanity enclosed wash hand basin, walk-in shower cubicle with rainfall shower and additional shower attachment. Inset storage with lighting. W.C. Wall mounted mirrored vanity unit. Tiled flooring. Fully tiled walls, heated towel rail, extractor and spotlights.

TERRACE

Stunning views. Paved, with glass surround and external lighting. Accessed from the living room.

PARKING

Allocated undercroft parking space. Visitor parking.

FACILITIES

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

TENURE

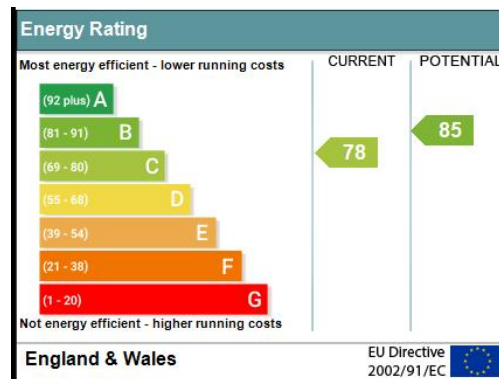
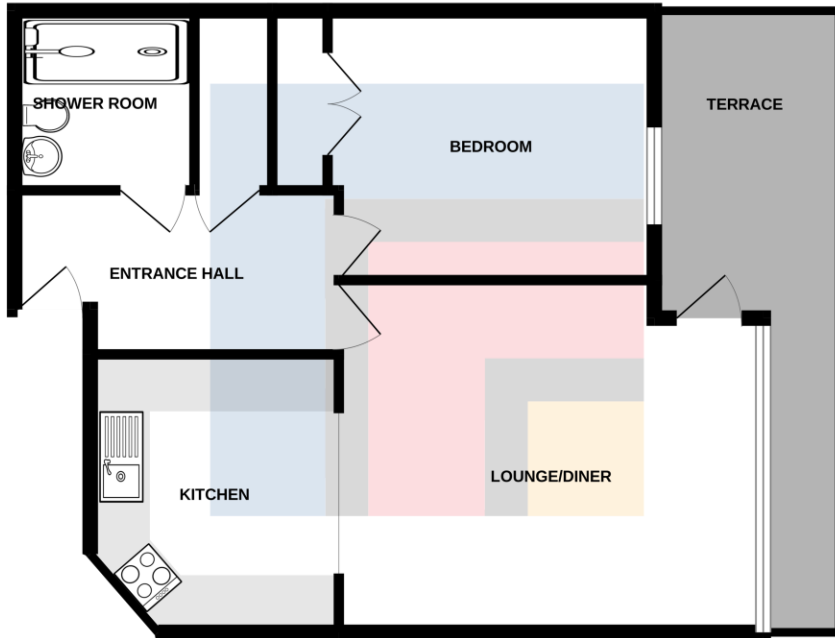
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,820 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, secure fob access, video entry intercom system, lift maintenance, maintenance of internal and 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 £59 per annum.



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CARDIFF 029 2046 5466

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



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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.

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