



Hansen Court,  
Century Wharf, Cardiff,  
CF10 5NX



Asking Price  
£110,000

1 Bedrooms  
Flat - First Floor

An attractive and well-presented studio apartment forming part of this well-established and highly convenient city centre/Cardiff Bay development. The apartment has been upgraded with modern flooring and decoration throughout and is positioned on the first floor within a secure, gated complex benefiting from a 24 hour concierge service.

The location is ideal for first time buyers, professionals or investors alike, offering easy access to both Cardiff city centre and Cardiff Bay, along with excellent transport links and leisure facilities. Further benefits include allocated parking, water rates included within the service charge and no onward chain.



## ACCOMMODATION

### HALLWAY

With airing cupboard and door to bathroom. Central door to the accommodation.

### LOUNGE/ BEDROOM AREA

**12'11" x 12'4" (max, open plan)**

A bright and versatile living space with UPVC double glazed patio door and additional UPVC double glazed window, electric heater, laminate flooring, painted walls and smooth plaster ceiling. Recessed, open plan space for bed with adjacent fitted wardrobes.

### KITCHEN

**7'1" x 6'9" (max, open plan)**

Fitted with a range of wall and base units with contrasting work surfaces over, stainless steel sink with mixer tap and drainer, integrated electric oven, electric hob with extractor over, plinth heater, tiled flooring and ceiling light, with space for fridge/freezer.



## Features

- ATTRACTIVE FIRST FLOOR STUDIO APARTMENT
- UPGRADED FLOORING AND MODERN DECORATION THROUGHOUT
- GATED DEVELOPMENT WITH 24-HOUR CONCIERGE SERVICE
- ALLOCATED PARKING
- WATER RATES INCLUDED
- ACCESS TO ON-SITE LEISURE FACILITIES
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- WITHIN WALKING DISTANCE TO CARDIFF CITY CENTRE AND CARDIFF BAY

### BATHROOM

**5'4" x 6'7"**

Fitted with a modern white suite comprising concealed cistern WC, panelled bath with mixer tap and shower over, wash hand basin with mixer tap, heated towel rail, tiled flooring, spotlights, extractor fan and painted plaster ceiling.



**TENURE**

LEASEHOLD - 999 years from 01/01/2001.

974 years remaining.

SERVICE CHARGE - approx. £1882 per annum (paid in 6 month installments)

GROUND RENT - approx £104 per annum

**COUNCIL TAX**

Band C

**Information**

- Tenure: Leasehold
- Current EPC Rating: B
- Council Tax Band: C
- Potential EPC Rating: B
- Floor Area: 347.00 sq ft



1 BEDROOMS



1 BATHROOMS

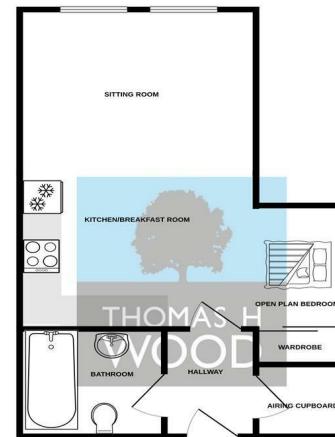


1 RECEPTION ROOMS



ENERGY RATING: B





**TOTAL FLOOR AREA : 32.3 sq.m. (347 sq.ft.) Approx.**  
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The floorplan is for general guidance purposes only. Prospective purchasers should not rely on the floorplan and must satisfy themselves as to the accuracy of the measurements. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or functionality.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

