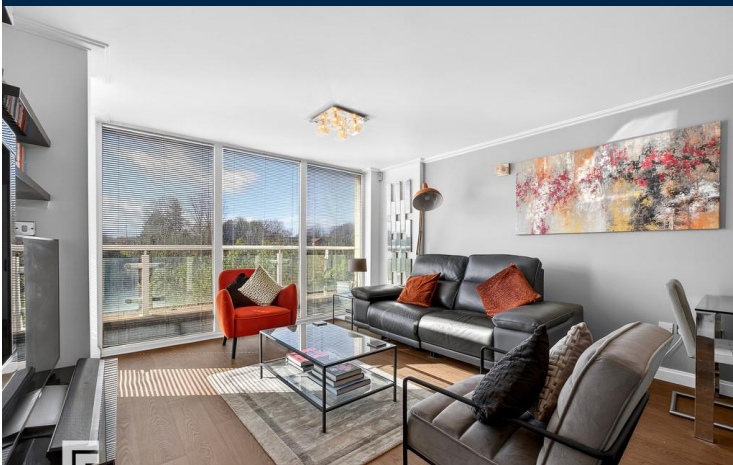




PALMA HOUSE
JUDKIN COURT
CARDIFF CF10 5AX

OFFERS IN EXCESS OF
£180,000



ONE BEDROOM APARTMENT



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****IMMACULATELY PRESENTED***

INCREDIBLE WATER VIEWS* MGY are delighted to bring to market this immaculately presented one bedroom, 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 bathroom. The extremely spacious property further benefits from a terrace with stunning water views, double glazing throughout, video entry intercom system and an allocated 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 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

16' 2" x 13' 4" (4.95m x 4.07m)

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. 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. Integrated fridge freezer, Integrated washing machine and dishwasher. Grey tile flooring.

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

BATHROOM

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

Modern bathroom with a white three-piece suite, including a vanity-enclosed wash hand basin and a walk-in shower cubicle with a rainfall shower head. Wall mounted mirrored vanity unit. Fully tiled walls, a heated towel rail, and spotlights.

PARKING

Allocated parking space. Visitor parking.

TERRACE

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

FACILITIES

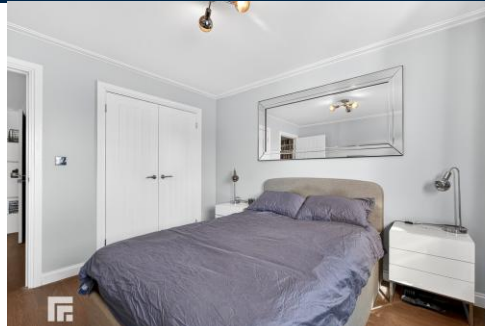
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

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.

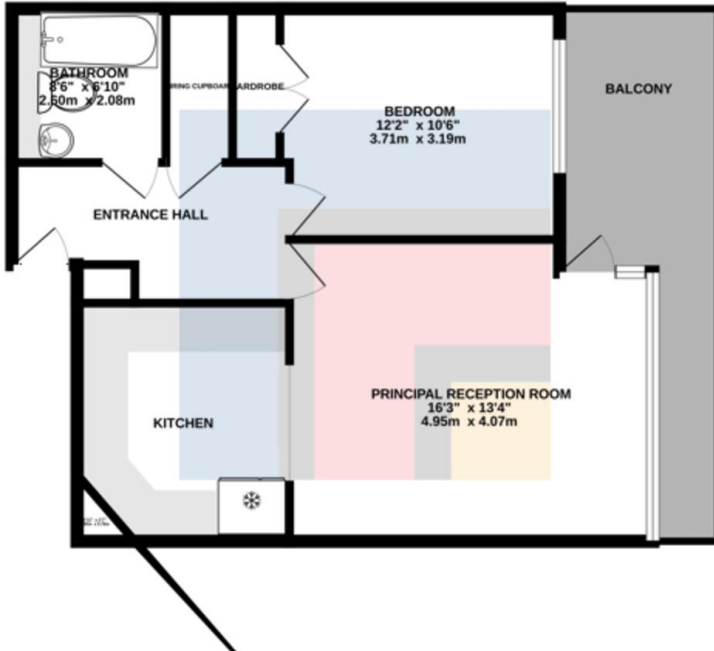


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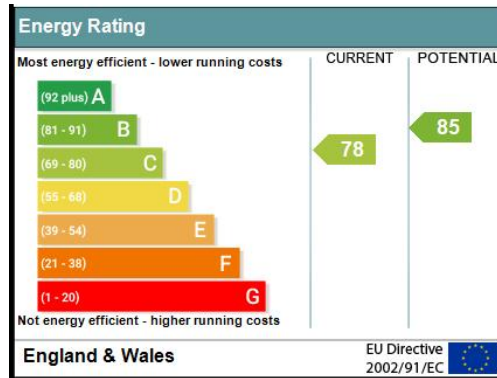


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, 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 for any prospective purchase. The services, fixtures and appliances shown here are not intended and no guarantee is to be made with respect to them.



CARDIFF 029 2046 5466

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