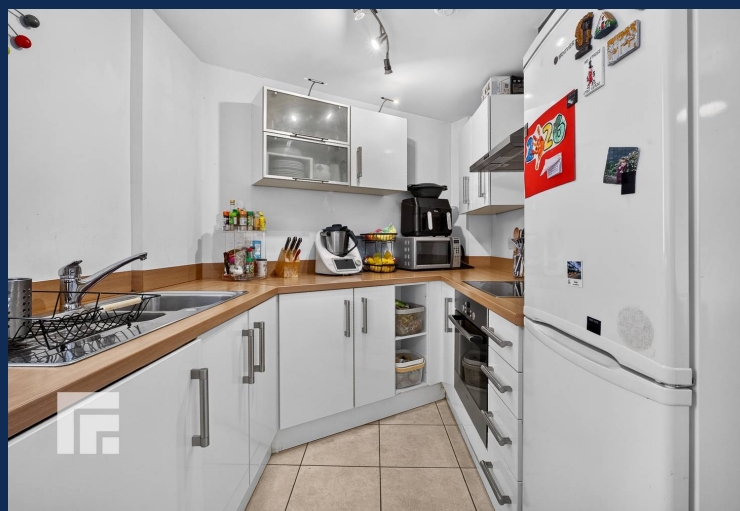




170 Lyon House, Hansen Court, Century Wharf

£209,950 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

ENTRANCE HALL

Entered via wooden door with security spy hole. Spacious hallway. Laminate wood effect flooring. Wall mounted video entry intercom system. Large storage cupboard housing hot water tank. Doors leading to living room, bedrooms and bathroom.

LIVING ROOM

15' 11" x 10' 1" (4.86m x 3.07m)

Floor to ceiling double glazed uPVC windows to front aspect. Additional double glazed uPVC door, leading to terrace. Stunning water views. Ample natural daylight. TV Aerial point. Telephone point.

KITCHEN

13' 0" x 7' 3" (3.95m x 2.21m)

Modern fitted kitchen with great water views. Double glazed uPVC window to front aspect. Wall and base units with worktops incorporating stainless steel sink. Ample storage with over unit lighting. Tiled flooring. Integrated washer/dryer. Space for fridge freezer.

TERRACE

11' 0" x 7' 1" (3.35m x 2.17m)

Large paved terrace with stunning water views and afternoon sun. Space for seating. External lighting. Accessed from the living room.

MASTER BEDROOM

15' 5" x 9' 11" (4.69m x 3.03m)

Double glazed uPVC window to side aspect with lovely water views. Ample natural daylight. Large master bedroom. Laminate wood effect flooring. Built in double wardrobe. TV Aerial point. Door leading to:-

EN-SUITE

5' 10" x 5' 7" (1.78m x 1.70m)

Modern en-suite. Tiled flooring. Part tiled walls. Double shower cubicle. Pedestal wash hand basin. W.C. Shaver point. Wall mounted mirror. Heated towel rail. Extractor fan. Spotlights.

BEDROOM TWO

13' 5" x 8' 2" (4.08m x 2.49m)

Second double bedroom. Double glazed uPVC window to side aspect with great water views. Ample natural daylight.

BATHROOM

6' 11" x 5' 7" (2.10m x 1.70m)

Modern bathroom. White three piece suite comprising panelled bath, wall mounted wash hand basin and W.C. Tiled flooring and walls. Shaver point. Heated towel rail. Spotlights. Extractor.

PARKING

Secure gated fob access to an allocated undercroft parking space. Ample visitor parking.

FACILITIES

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

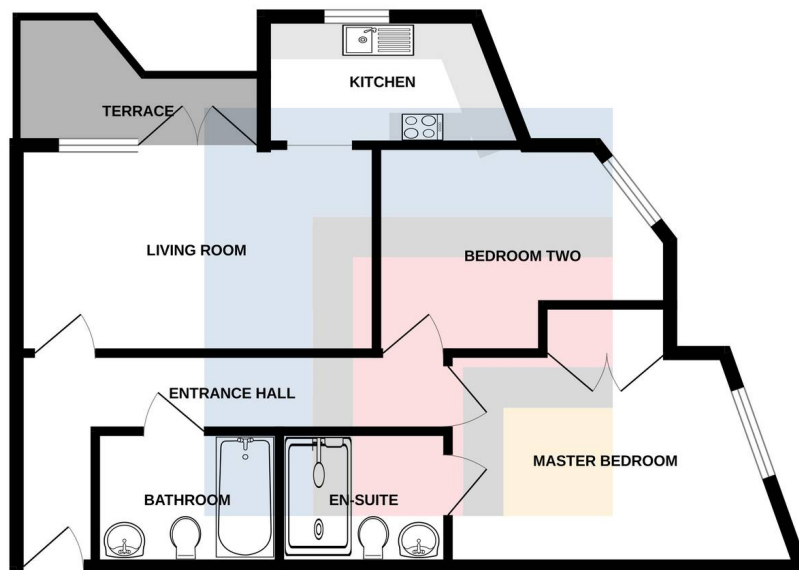
TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from 2001. Service charges of £3213.76 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, allocated undercroft parking space, visitor parking and parking management. Ground rent £197.22 per annum.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





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.
Made with Metropix ©2026

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