



202 Calais House, Penstone Court, Century Wharf

£169,950 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate wood effect flooring. Underfloor heating. Wall mounted video entry intercom system. Storage cupboard, housing hot water tank. Thermostat control. Spotlights.

LOUNGE/DINER

12' 6" x 19' 2" (3.81m x 5.83m)

Extremely spacious living room. Large double glazed uPVC patio door, leading to large balcony. Laminate wood effect flooring. Space for dining. Underfloor heating. T.V Aerial point. Telephone point. Thermostat control. Open plan living.

KITCHEN

8' 10" x 11' 5" (2.69m x 3.49m)

Tiled flooring. Modern fitted wall and base units, with work surfaces incorporating double stainless steel sink and drainer. Ample storage, with under unit spotlights. Built in oven and four ring electric hob, with stainless steel extractor hood over. Splash back. Integrated dishwasher and washing machine. Space for fridge freezer. Underfloor heating. Thermostat control. Extractor fan. Spotlights.

BEDROOM

9' 10" x 19' 0" (3.00m x 5.80m)

Large double bedroom. Double glazed uPVC window. Carpeted flooring. Underfloor heating. Built in double wardrobes. T.V Aerial point. Telephone point. Thermostat control.

BATHROOM

7' 10" x 6' 3" (2.38m x 1.90m)

Modern bathroom. Tiled flooring. Fully tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Panelled bath, with mains shower over and glass shower screen. Heated towel rail. Shaver point. Extractor fan. Spotlights.

BALCONY

Large decked balcony with partial water views and glass surround. External lighting. Accessed from the lounge/diner.

PARKING

Secure gated access to one allocated undercroft parking space. Ample visitor parking.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2988 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, video entry intercom system, CCTV, reserve fund, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, secure gated fob access to an allocated parking space, visitor parking and parking management. Ground rent £182.04 per annum.

FACILITES

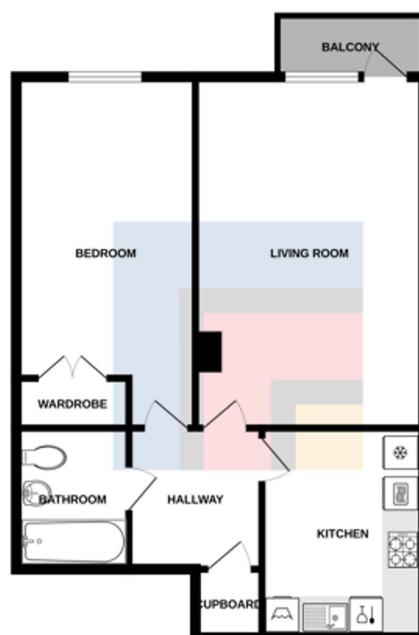
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

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.



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CARDIFF 029 2046 5466

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



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