



## 64 Lisbon House Taliesin Court, Century Wharf, Cardiff Bay

£190,000 Leasehold

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

## ENTRANCE HALL

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

## LOUNGE/DINER

24' 3" x 16' 5" (7.40m x 5.01m)

Large double glazed uPVC window and patio door, leading to decked balcony. Ample natural daylight. Laminate wood effect flooring. T.V Aerial point. Telephone point. Wall mounted electric radiators. Door leading to:-

## KITCHEN

10' 11" x 8' 11" (3.32m x 2.71m)

Modern fitted separate kitchen. Wall, base and drawer units, with work surfaces incorporating stainless steel sink, with mixer tap. Ample storage with under unit lighting. Tiled flooring. Integrated oven and four ring electric hob, with extractor hood over. Integrated dishwasher and washing machine. Space for fridge freezer. Extractor fan. Spotlights

## BEDROOM ONE

17' 10" x 15' 8" (5.43m x 4.78m)

Double glazed uPVC windows to front. Carpeted flooring. Built in double wardrobe. T.V Aerial point. Telephone point. Wall mounted electric radiators. Door leading to en-suite.

## EN SUITE

7' 0" x 6' 11" (2.14m x 2.12m)

Tiled flooring. Fully tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Shower cubicle. Heated towel rail. Shaver point. Extractor fan. Spotlights.

## BEDROOM TWO

15' 4" x 11' 5" (4.67m x 3.47m)

Double glazed uPVC windows to front. Double bedroom. Carpeted flooring. Wall mounted electric radiators. Built in double wardrobe. T.V Aerial point.

## BATHROOM

6' 11" x 6' 11" (2.12m x 2.10m)

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

## BALCONY

Large decked balcony with ample sun all day. 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

## PARKING

Secure gated fob access to an allocated undercroft parking space. Visitor parking.

## TENURE

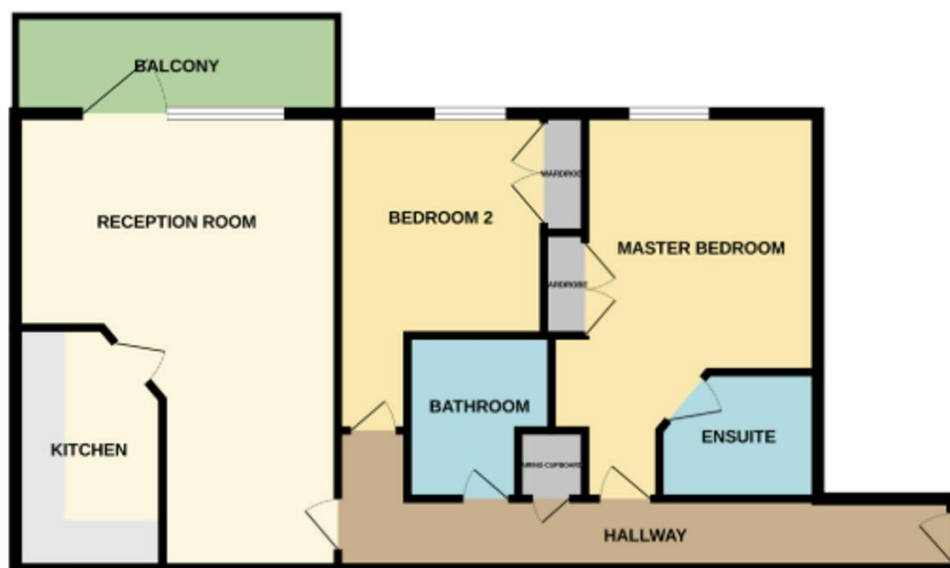
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3266.50 per annum, which includes water rates, building insurance, reserve fund contribution, onsite concierge and leisure facilities, annual boiler servicing, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated under croft parking space, visitor parking and parking management. Ground rent £115 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.



### THIRD FLOOR



We have every attempt to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 here are not listed and no guarantee is made as to their condition or effectiveness at the time.

**CARDIFF 029 2046 5466**

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