





139, Florence House, Judkin Court

£235,000 Leasehold

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

LOCATION
Century Wharf is a highly sought-after gated development, ideally positioned within walking distance of Cardiff Bay, Mermaid Quay and Cardiff city centre. Residents benefit from an enviable selection of restaurants, bars, cafés and leisure facilities right on the doorstep, with St David's shopping centre also easily accessible. The development is particularly well placed for enjoying the waterfront, with picturesque walking and cycling routes leading towards Cardiff Bay Barrage, where panoramic views across the bay can be enjoyed. Excellent transport links further enhance the location, with Cardiff Central and Cardiff Bay train stations both within easy reach, alongside a range of local bus services providing convenient connections throughout Cardiff and the surrounding areas.

ENTRANCE HALL
Entered via wooden door, with security spy hole. Laminate wood effect flooring. Door leading to large storage cupboard. Wall mounted electric storage heater. Wall mounted video entry intercom system. PowerPoints. Spotlights. Doors to all rooms.

LIVING ROOM
24' 3" x 11' 8" (7.38m x 3.56m)
Spacious living room. Double glazed sliding uPVC doors to front aspect Wood effect flooring. Telephone point. TV aerial point. PowerPoints. Two pendant light fittings and spotlights. Coving. Double doors leading to kitchen.

KITCHEN
10' 11" x 10' 8" (3.32m x 3.24m)
Separate kitchen. Tiled flooring. Modern fitted wall and base units with work surfaces incorporating composite sink. Additional built in storage cupboard. Ample storage with over unit lighting. Integrated oven, four ring electric induction hob and stainless steel extractor hood over. Splash back. Extractor fan. Integrated fridge freezer, dishwasher and washer/dryer. Spotlights. Double doors leading to lounge/diner.

MASTER BEDROOM
15' 2" x 11' 1" (4.62m x 3.37m)
Double glazed uPVC windows to rear aspect, overlooking attractive communal gardens. Ample natural daylight. Large double bedroom. Wood effect flooring. Built in double wardrobe. Additional fitted triple wardrobe. TV aerial point. Telephone point Door to:-

EN-SUITE
9' 4" x 6' 0" (2.84m x 1.83m)
Tiled flooring. Fully tiled walls. Shower cubicle. Wall mounted wash hand basin. W.C. Shaver point. Extractor

SHOWER ROOM
6' 10" x 7' 3" (2.08m x 2.21m)
Spacious shower room. Tiled flooring. Fully tiled walls. Vanity enclosed wash hand basin. Walk in shower cubicle W.C. Heated towel rail. Extractor fan. Spotlights.

BALCONY
Large decked private balcony, with glass surround. External lighting. Accessed from the living room, overlooking the attractive gardens with beautifully greenery and river views.

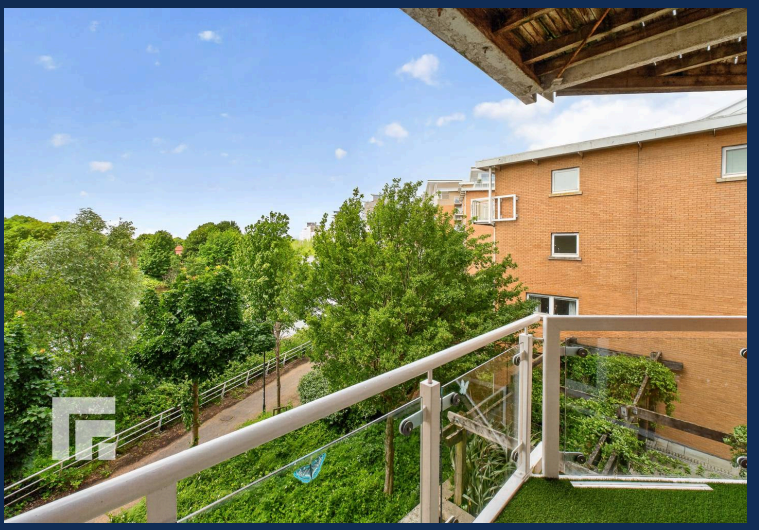
PARKING
Secure gated access to one allocated undercroft parking space. Visitor parking.

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

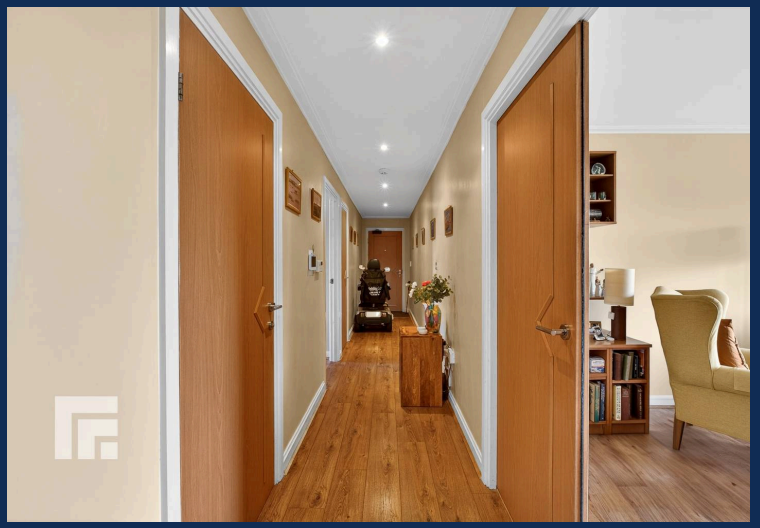
TENURE
MGY are advised that the property is leasehold with a term of 999 years from 2001. Service charges of £3,430 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, reserve fund contribution, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated undercroft parking space, visitor parking and parking management. Ground rent £88.50 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.



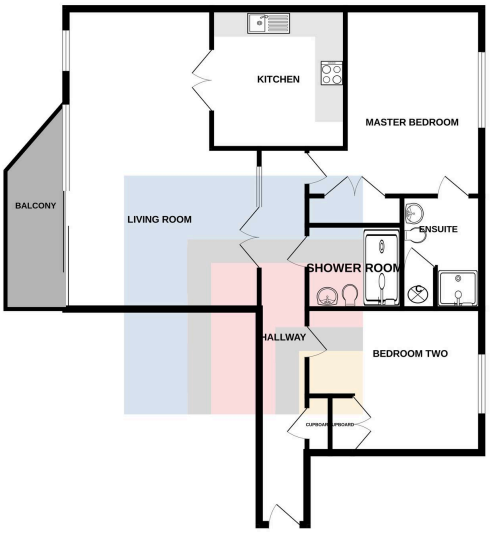








1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 sq.m.) approx.

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.

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South Glamorgan, CF10 5EE

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