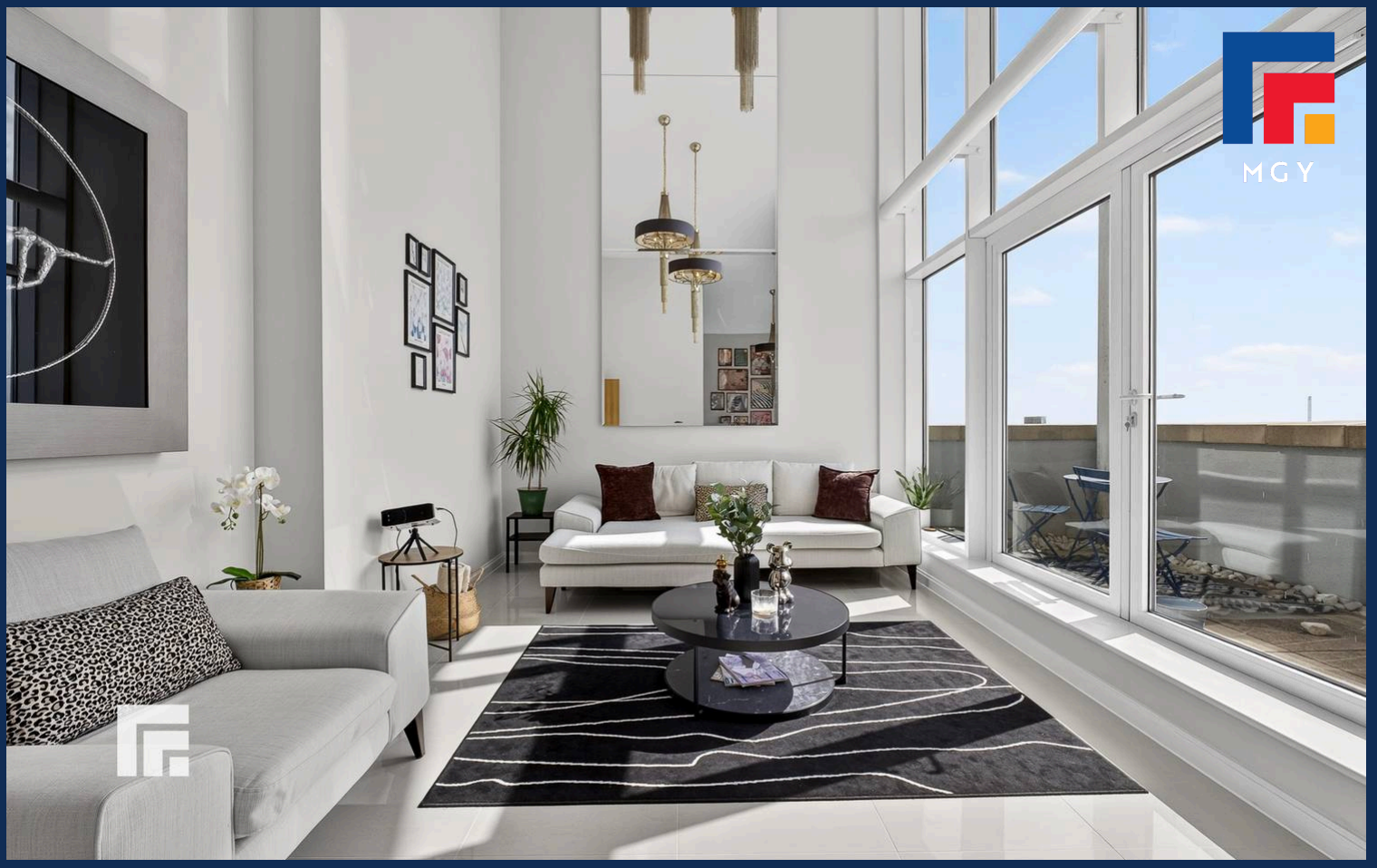






163 Marseille House, Hansen Court, Century Wharf

£375,000 Leasehold

Council Tax band: E

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. Spacious hallway. Luxury tiled flooring. Doors leading to lounge/diner, bedroom two and stairs leading to master bedroom.

LIVING/DINER
28' 7" x 18' 3" (8.70m x 5.55m)
Impressive living space with ample natural daylight. Two double glazed uPVC doors leading to fantastic balcony, with incredible views across Cardiff Bay. Additional round double glazed uPVC windows. Extremely spacious. Luxury tiled flooring. TV Aerial point. Telephone point.

KITCHEN
9' 9" x 7' 2" (2.98m x 2.18m)
Tiled flooring. Modern fitted wall and base units with work surfaces incorporating stainless steel sink. Ample storage with over unit lighting. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splash back. Extractor fan. Integrated fridge freezer, dishwasher and washer/dryer. Spotlights.

BATHROOM
6' 8" x 6' 1" (2.04m x 1.86m)
Spacious family bathroom. Tiled flooring. Fully tiled walls. Panelled bath with shower over. W.C. Pedestal wash hand basin. Heated towel rail. Extractor fan. Shaver point. Spotlights.

BEDROOM TWO
16' 6" x 8' 1" (5.03m x 2.46m)
Double glazed uPVC window to side aspect with views over the city. Double bedroom. New carpeted flooring. TV Aerial point. Built in double storage cupboard.

HALLWAY
Entered via wooden door with security spy hole. Spacious entrance hall. Wall mounted video entry intercom system. Tiled flooring. Large built in storage cupboard, housing hot water tank. Doors leading to master bedroom and stairs leading to first floor. Spotlights.

MASTER BEDROOM
18' 5" x 15' 5" (5.61m x 4.70m)
Double glazed uPVC window to side aspect with spectacular views. Spacious master bedroom. New carpeted flooring. Built in double storage cupboard. TV Aerial point. Telephone point. Storage heater. Door leading to en-suite.

EN SUITE
6' 10" x 5' 7" (2.08m x 1.71m)
Large en-suite. Tiled flooring and fully tiled walls. Walk in shower cubical. W.C. Pedestal wash hand basin. Heated towel rail. Extractor fan. Shaver point. Spotlights.

BALCONY
Exceptionally large paved balcony with ample sun and expansive views across Cardiff Bay, Penarth and beyond. Space for seating. Accessed from the living room. Brick surround and external lighting. Beautiful sunsets.

TENURE
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £4,049.26 per annum, which includes water rates, building insurance, reserve fund contribution, onsite concierge and leisure facilities, lift maintenance, maintenance of internal and external communal areas, annual boiler servicing, regular cleaning and refuse disposal, bike storage, an allocated undercroft parking space, visitor parking and parking management. Ground rent £318.06 per annum.

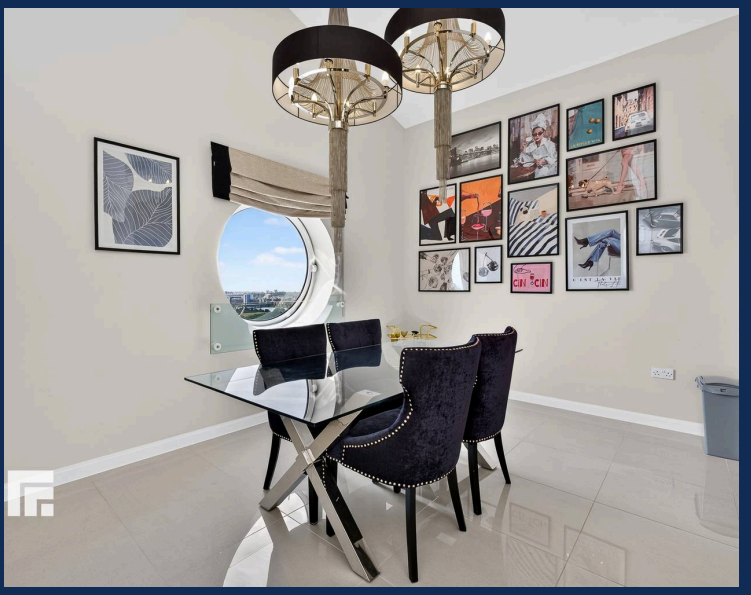
FACILITES
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

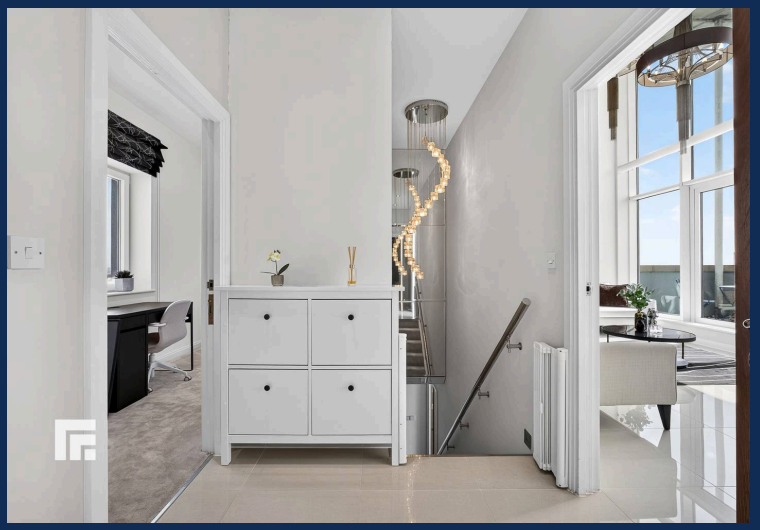
PARKING
Secure gated fob access to an allocated undercroft parking space. Ample visitor parking.

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.





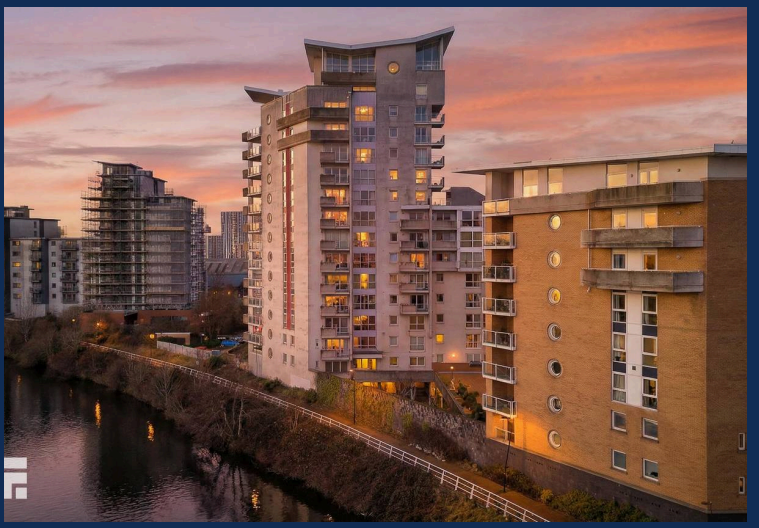


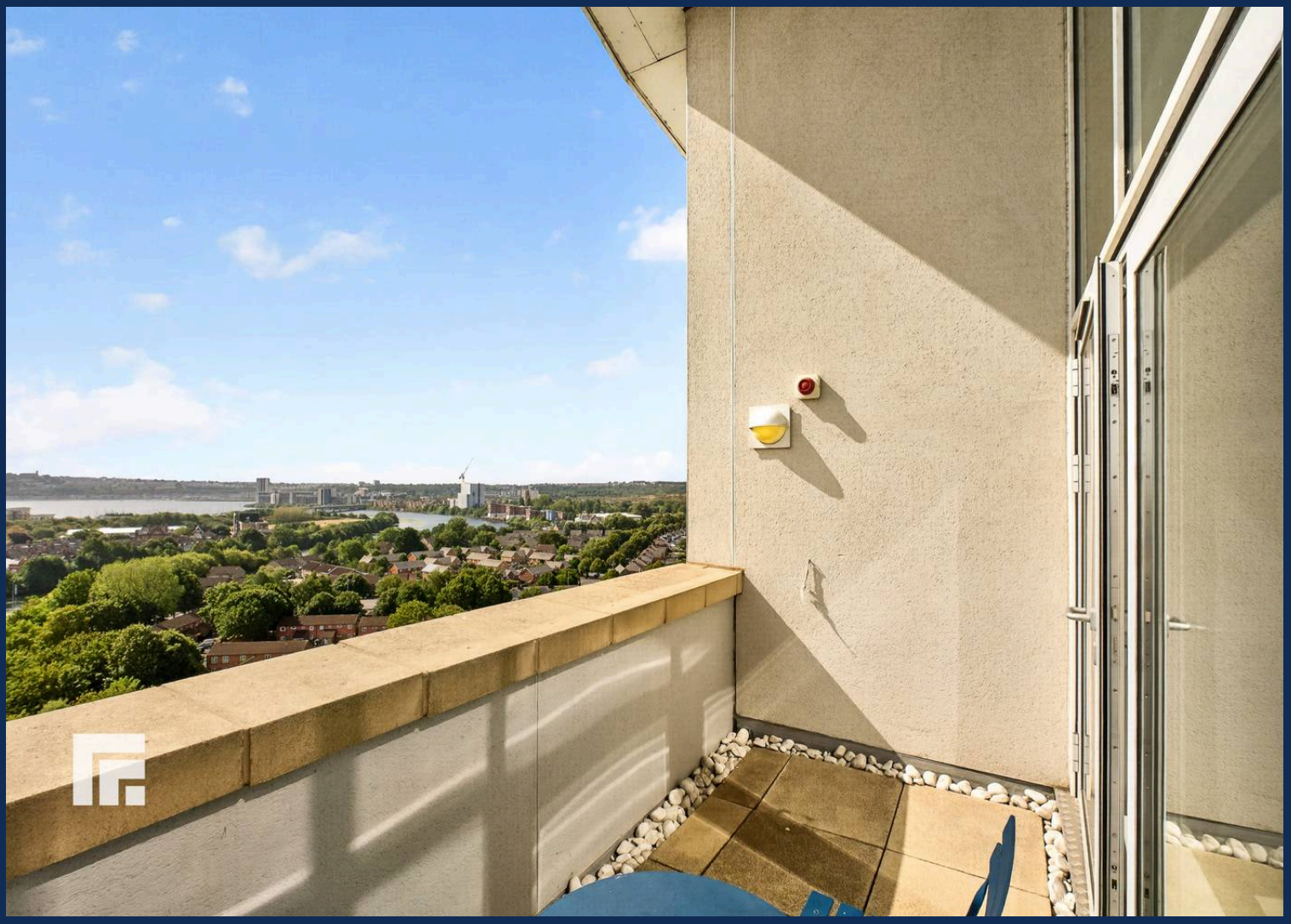


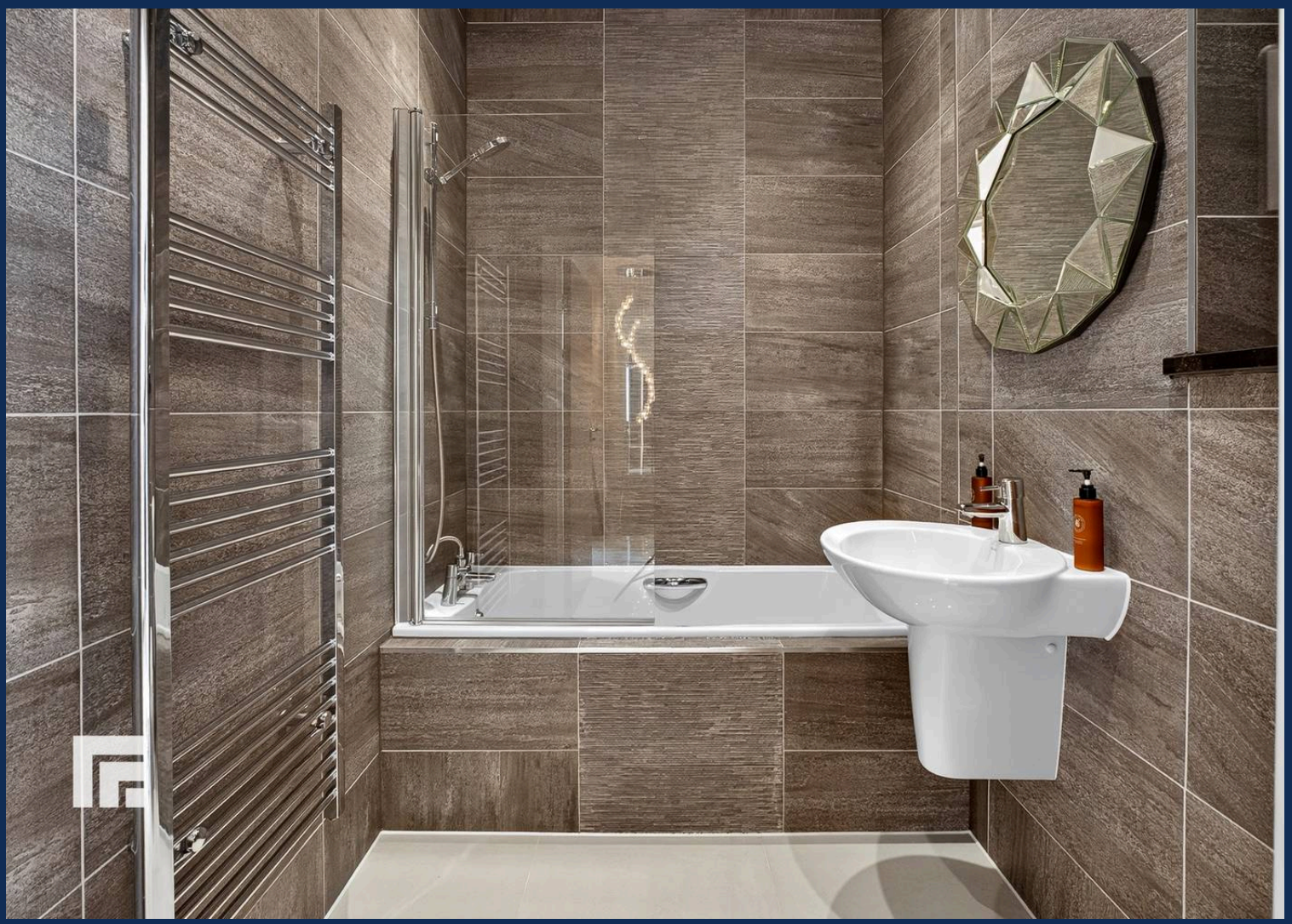


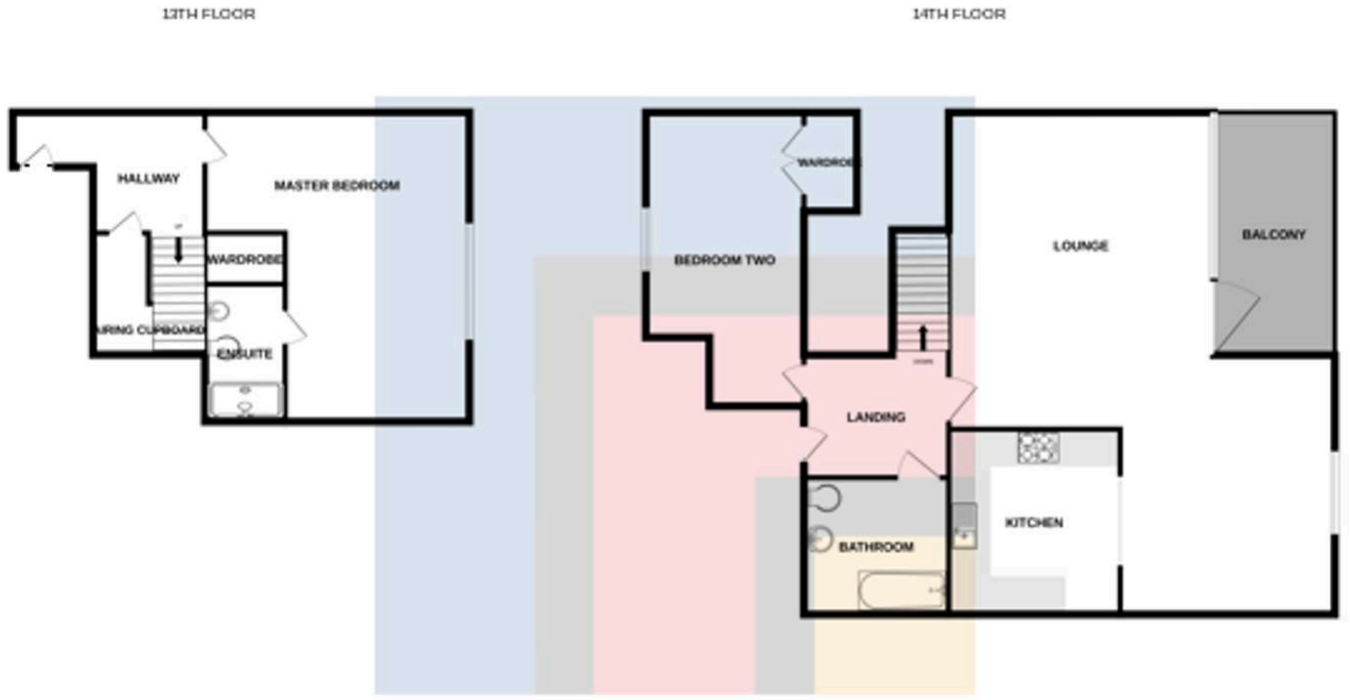












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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CARDIFF 029 2046 5466

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

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