





# 110 Malaga House, Penstone Court, Century Wharf

## £399,950 Leasehold

*RARELY AVAILABLE WATERFRONT PENTHOUSE WITH FANTASTIC VIEWS* MGY are pleased to present for sale this superb two bedroom penthouse apartment, in the popular Malaga House, Century Wharf.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

**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 entrance hall. Wall mounted video entry intercom system. Laminate wood effect flooring. Two built in storage cupboards, one housing hot water tank. Doors leading to all rooms. Spotlights.

**LIVING ROOM**
27' 0" x 16' 5" (8.23m x 5.01m)
Impressive living space with ample natural daylight. Two double glazed uPVC doors leading to fantastic terrace, with incredible views across Cardiff Bay. Additional double glazed uPVC windows. Extremely spacious. Laminate wood effect flooring. TV Aerial point. Telephone point. Door leading to separate kitchen.

**KITCHEN**
16' 2" x 8' 8" (4.92m x 2.65m)
Large separate kitchen with ample storage. Modern fitted wall and base units with work surfaces incorporating stainless steel sink. Under unit lighting. Four ring electric hob with extractor hood over. Splash back. Space for fridge freezer, washing machine and dishwasher. Built in double oven and microwave. Spotlights. Extractor. Additional built in storage cupboard/pantry.

**MASTER BEDROOM**
16' 5" x 10' 11" (5.01m x 3.34m)
Spacious double bedroom. Large double glazed uPVC floor to ceiling window to front aspect and additional double glazed uPVC door, leading to exceptionally large terrace. Laminate wood effect flooring. TV Aerial point. Doors leading to walk in wardrobe and en-suite.

**EN-SUITE**
7' 3" x 7' 2" (2.20m x 2.19m)
Modern en-suite. Tiled Flooring. Fully tiled walls. Shower cubicle. Two wall mounted wash hand basins. W.C. Heated towel rail. Extractor. Spotlights.

**WALK IN WARDROBE**
7' 3" x 4' 11" (2.20m x 1.50m)
Shelving and hanging.

**BEDROOM TWO**
13' 8" x 10' 8" (4.16m x 3.26m)
Second double bedroom. Large double glazed uPVC floor to ceiling window to front aspect and additional double glazed uPVC door, leading to exceptionally large terrace. Carpeted flooring. Built in double wardrobe. TV Aerial point.

**SHOWER ROOM**
8' 11" x 7' 3" (2.72m x 2.21m)
Walk in shower. Pedestal wash hand basin. W.C. Tiled walls. Extractor. Heated towel rail. Spotlights.

**TERRACE**
49' 6" x 6' 9" (15.08m x 2.07m)
Exceptionally large paved terrace with ample sun and expansive views across Cardiff Bay, Penarth and beyond. Space for seating. Accessed from the living room and both bedrooms. Brick surround and external lighting. Beautiful sunsets.

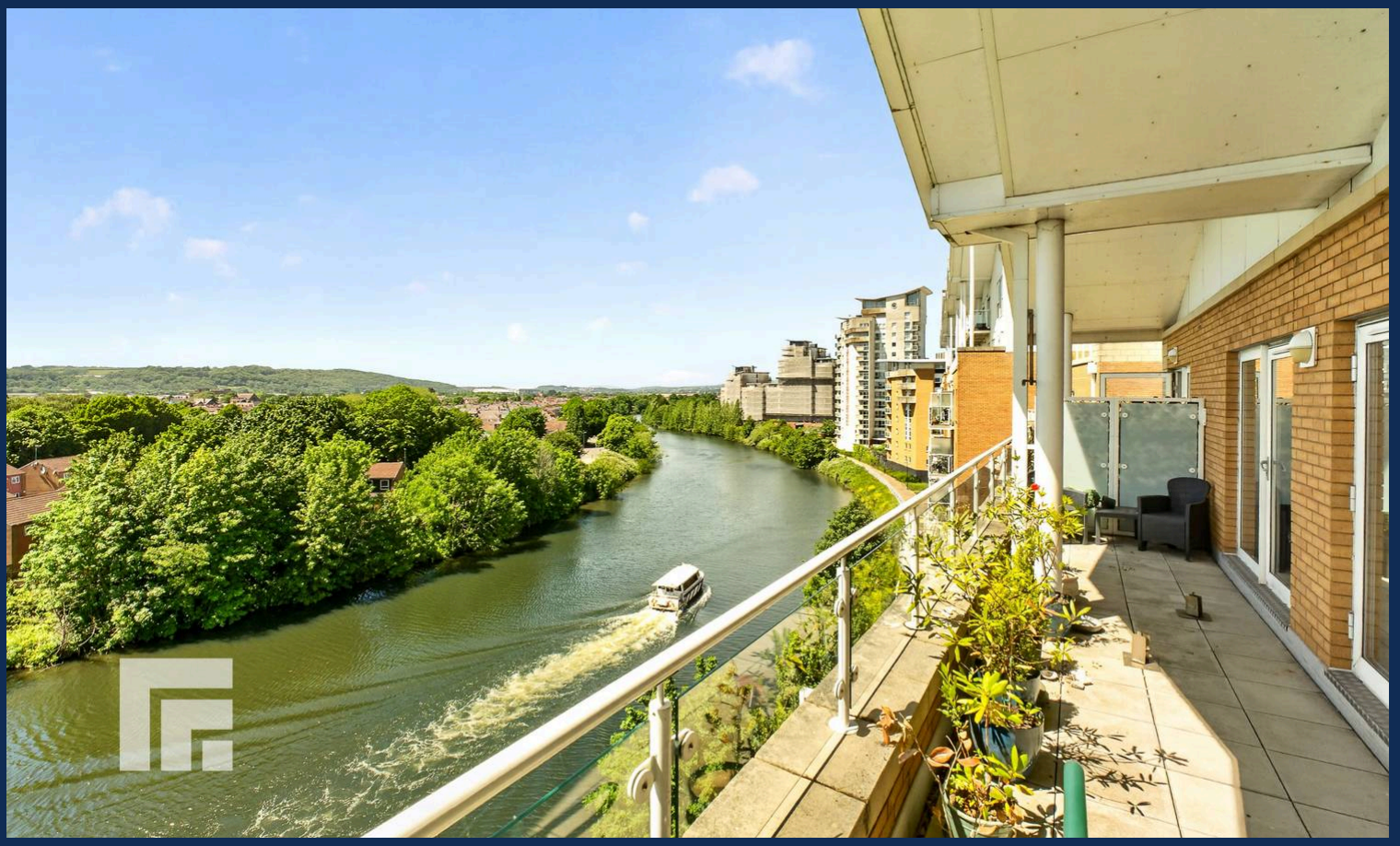
**PARKING**
Secure gated fob access to an allocated undercroft parking space. Ample visitor parking.

**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 term of 999 years from 2001. Service charges of £3,571.00 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 £130.98 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.







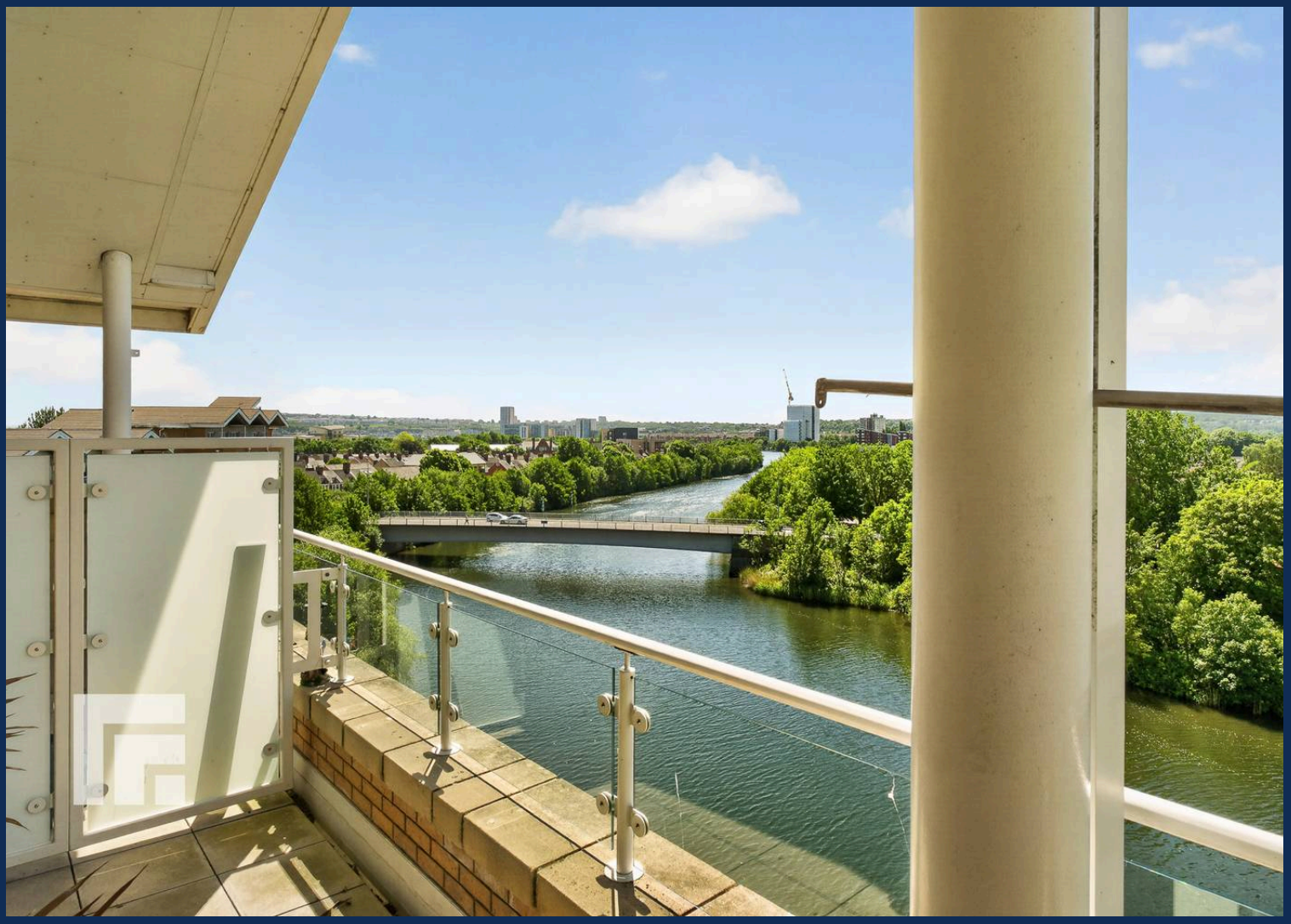




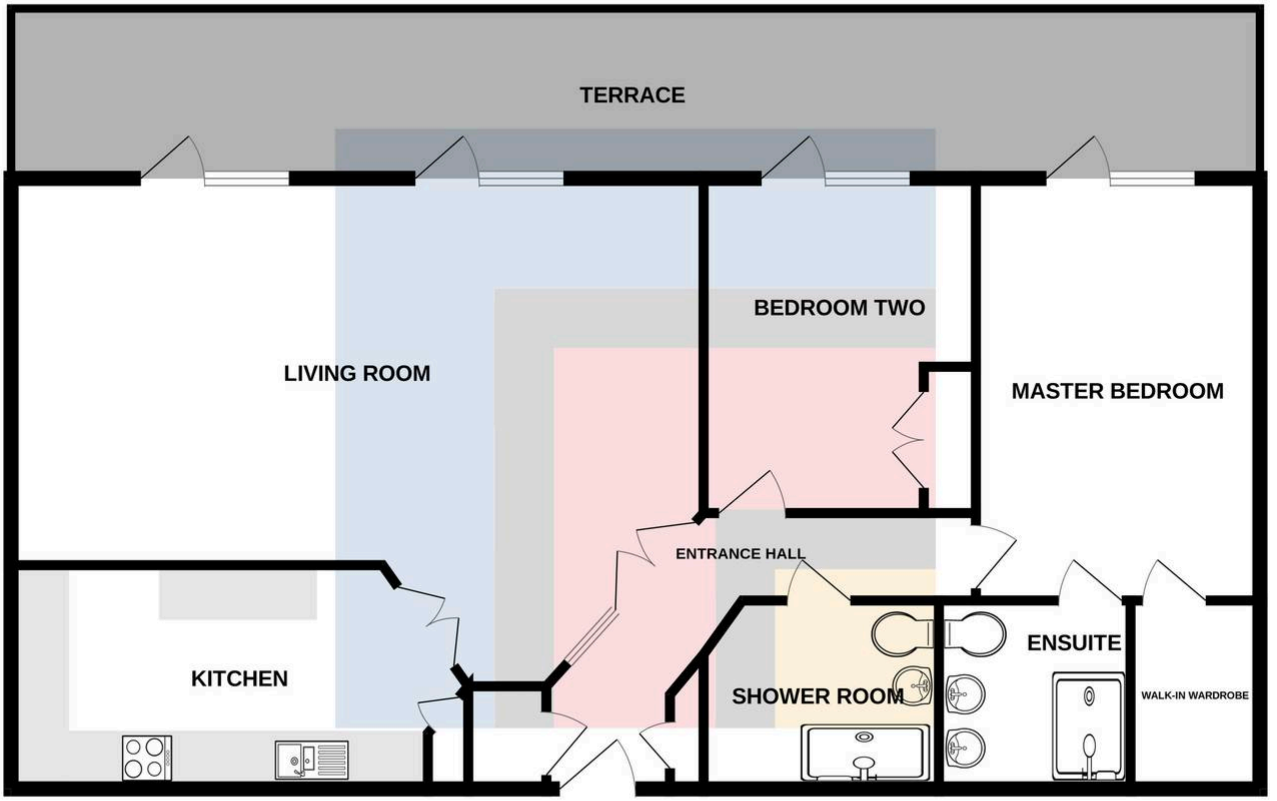













Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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