





46 Monaco House, Lynton Court

£210,000 Leasehold

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
28' 10" x 3' 11" (8.80m x 1.20m)
Entered via wooden door, with security spy hole. Part fitted vinyl cushion flooring, and part fitted carpet. Two storage cupboards, one housing hot water tank. Wall mounted electric storage heater. Wall mounted video entry intercom system. Power points. Coving. Spotlights. Doors leading to all rooms.

LIVING ROOM
24' 3" x 16' 5" (7.40m x 5.00m)
A bright open-plan living and dining area with tiled flooring throughout and double glazed uPVC windows and door leading to the balcony. Extremely spacious living room. Underfloor heating.

KITCHEN
10' 10" x 8' 10" (3.30m x 2.70m)
Bespoke 'Avantgarde' fitted kitchen with wall and base units, worktops, four ring hob with extractor hood over, microwave, oven, sink with drainer, and double glazed uPVC windows to side aspect. Integrated dishwasher, fridge, freezer and washer/dryer. Ample storage with under unit lighting. Finished with tiled splashback and vinyl flooring. Spotlights. Extractor fan.

MASTER BEDROOM
17' 9" x 15' 9" (5.40m x 4.80m)
Large double bedroom with carpeted flooring, double glazed uPVC windows to side aspect, door to Juliet balcony, pendant light fitting and space for ample furniture. Two built in double wardrobes. Wall mounted electric panel heater. Door leading to ensuite.

EN-SUITE
8' 10" x 6' 7" (2.70m x 2.00m)
Modern en-suite. Tiled flooring. Fully tiled walls. Shower cubicle with glass doors. Wall mounted wash hand

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8' 10" x 6' 7" (2.70m x 2.00m)
Modern en-suite. Tiled flooring. Fully tiled walls. Shower cubicle with glass doors. Wall mounted wash hand
basin with mixer tap over. W.C. Shaver point. Heated towel rail. Extractor fan. Spotlights.

BEDROOM TWO
15' 9" x 11' 2" (4.80m x 3.40m)
Second double bedroom with carpeted flooring and pendant light fitting. Double glazed uPVC windows to rear aspect. Built in double wardrobe. Wall mounted electric panel heater.

BATHROOM
6' 11" x 6' 7" (2.10m x 2.00m)
Spacious bathroom. Tiled flooring. Fully tiled walls. Wall mounted wash hand basin. Panelled bath with shower over and glass shower screen. W.C. Heated towel rail. Extractor fan. Spotlights.

BALCONY
Large decked private balcony, with glass surround and morning sun. External lighting. Accessed from living room overlooking the attractive gardens.

PARKING
Secure gated access to an allocated 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 £3,460.14 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, reserve fund contribution, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £138.06 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.

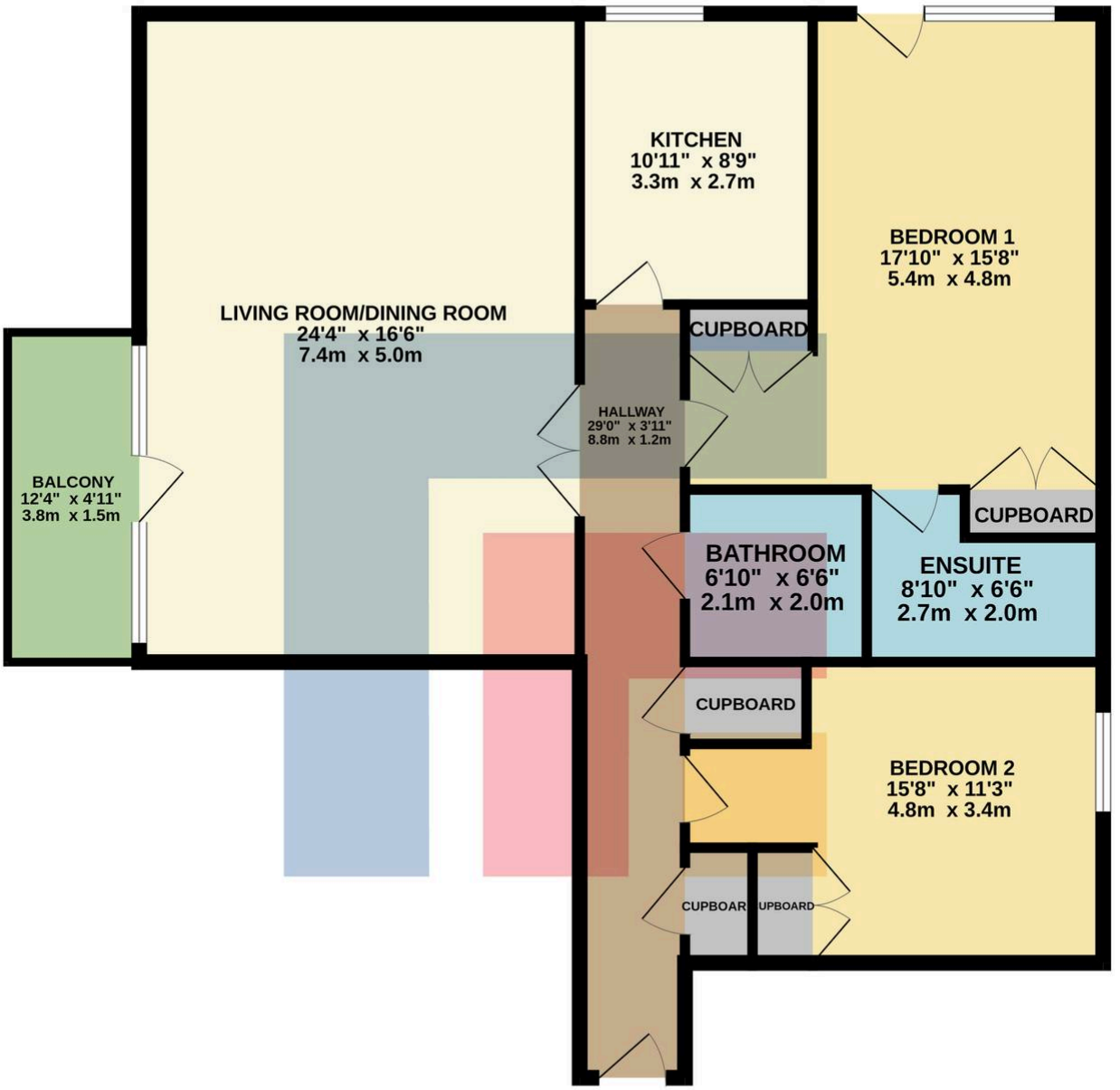



Pafiwn
Butetown
Pavilion









TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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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CARDIFF 029 2046 5466

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South Glamorgan, CF10 5EE

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