





11 Sorrento House, Ezel Court

£240,000 Leasehold

EXTREMELY SPACIOUS* NO CHAIN MGY are pleased to present for sale, a spacious two bedroom, second floor apartment within the highly sought after gated development 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. Double glazed uPVC window to side. Spacious hallway. Carpeted flooring. Underfloor heating. Two storage cupboards, one housing hot water tank. Video entry intercom system. Thermostat. Spotlights.

LOUNGE/DINER
Dimensions: 24' 2" x 17' 6" (7.38m x 5.35m). Entered via double wooden doors. Double glazed uPVC patio doors, leading onto large decked balcony with ample sun. Extremely spacious. Carpeted flooring. Underfloor heating. Thermostat. TV and telephone point. Double wooden doors, leading to large kitchen.

BALCONY
Large decked balcony, with glass surround and ample sun. External lighting. Accessed from the lounge/diner.

KITCHEN
Dimensions: 10' 9" x 8' 9" (3.30m x 2.69m). Large modern kitchen. Tiled flooring. Underfloor heating. Wall and base units with work surfaces incorporating stainless steel sink. Integrated oven and four ring electric hob, with stainless steel extractor hood over. Ample storage. Over and under unit lighting. Integrated fridge freezer, dishwasher and washer/dryer. Extractor fan. Thermostat. Spotlights. Door to additional storage cupboard.

MASTER BEDROOM
Dimensions: 17' 10" x 15' 10" (5.45m x 4.83m). Double glazed uPVC window and patio door, leading to additional balcony. Exceptionally large double bedroom. Carpeted flooring. Underfloor heating. Two built in double wardrobes. Thermostat. TV and telephone point. Door to:-

EN-SUITE
Dimensions: 8' 5" x 4' 11" (2.59m x 1.52m). Large modern en-suite. Tiled flooring. Fully tiled walls. Double shower cubicle. Wall mounted wash hand basin. W.C. Shaver point. Heated towel rail. Extractor fan. Spotlights

BALCONY
Large decked balcony, with glass surround. External lighting. Accessed from the master bedroom.

BEDROOM TWO
Dimensions: 15' 1" x 12' 7" (4.61m x 3.86m). Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. Underfloor heating. Built in double wardrobe. TV and telephone point. Thermostat.

BATHROOM
Dimensions: 7' 0" x 6' 10" (2.14m x 2.10m). Tiled flooring. Fully tiled walls. Wall mounted wash hand basin. Panelled bath, with shower over and glass shower screen. W.C. Shaver point. Wall mounted mirrors. Heated towel rail. Extractor fan. Spotlights.

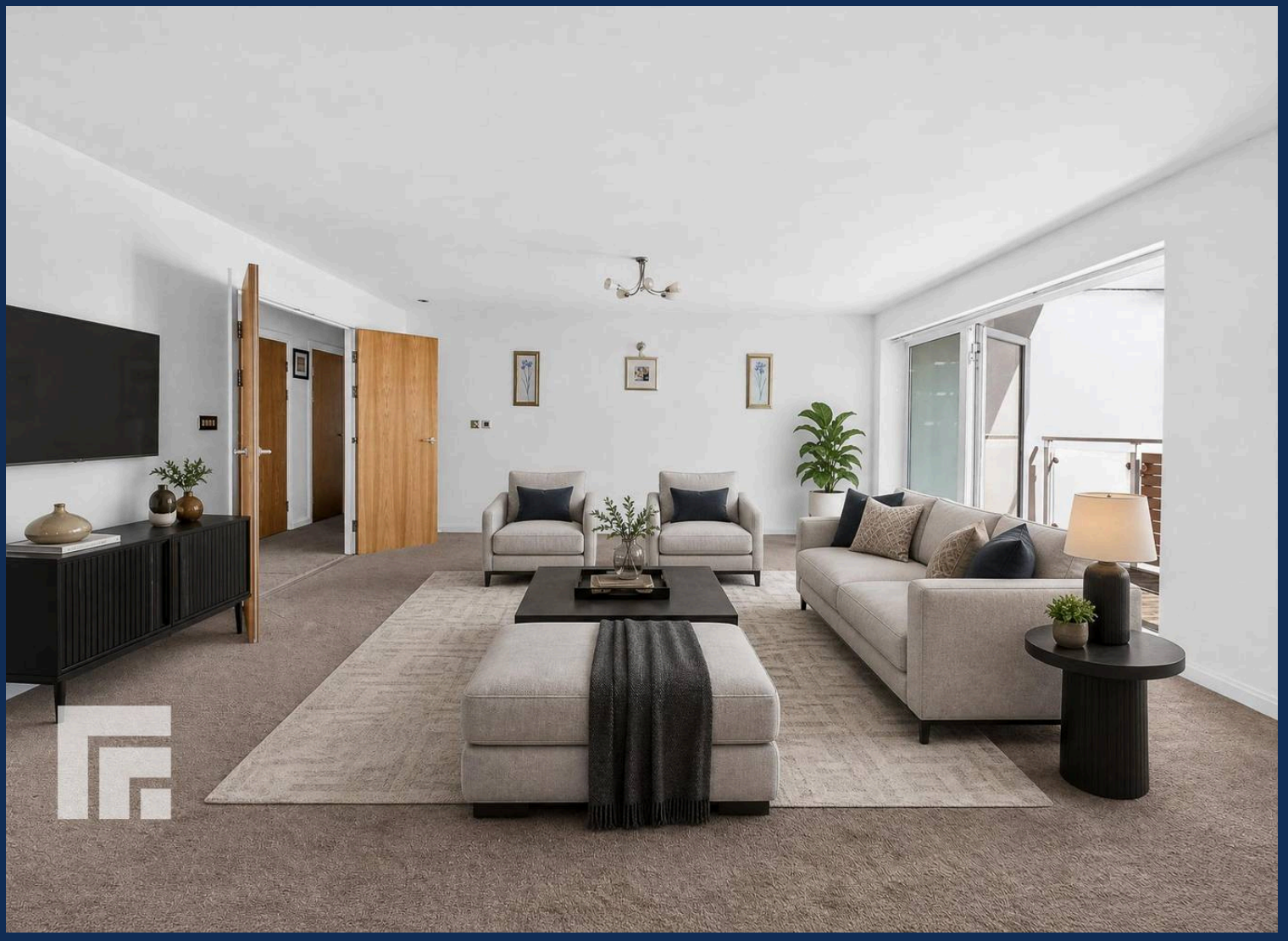
PARKING
Allocated undercroft parking space. Visitor parking.

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 £3580 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, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £326 per annum.

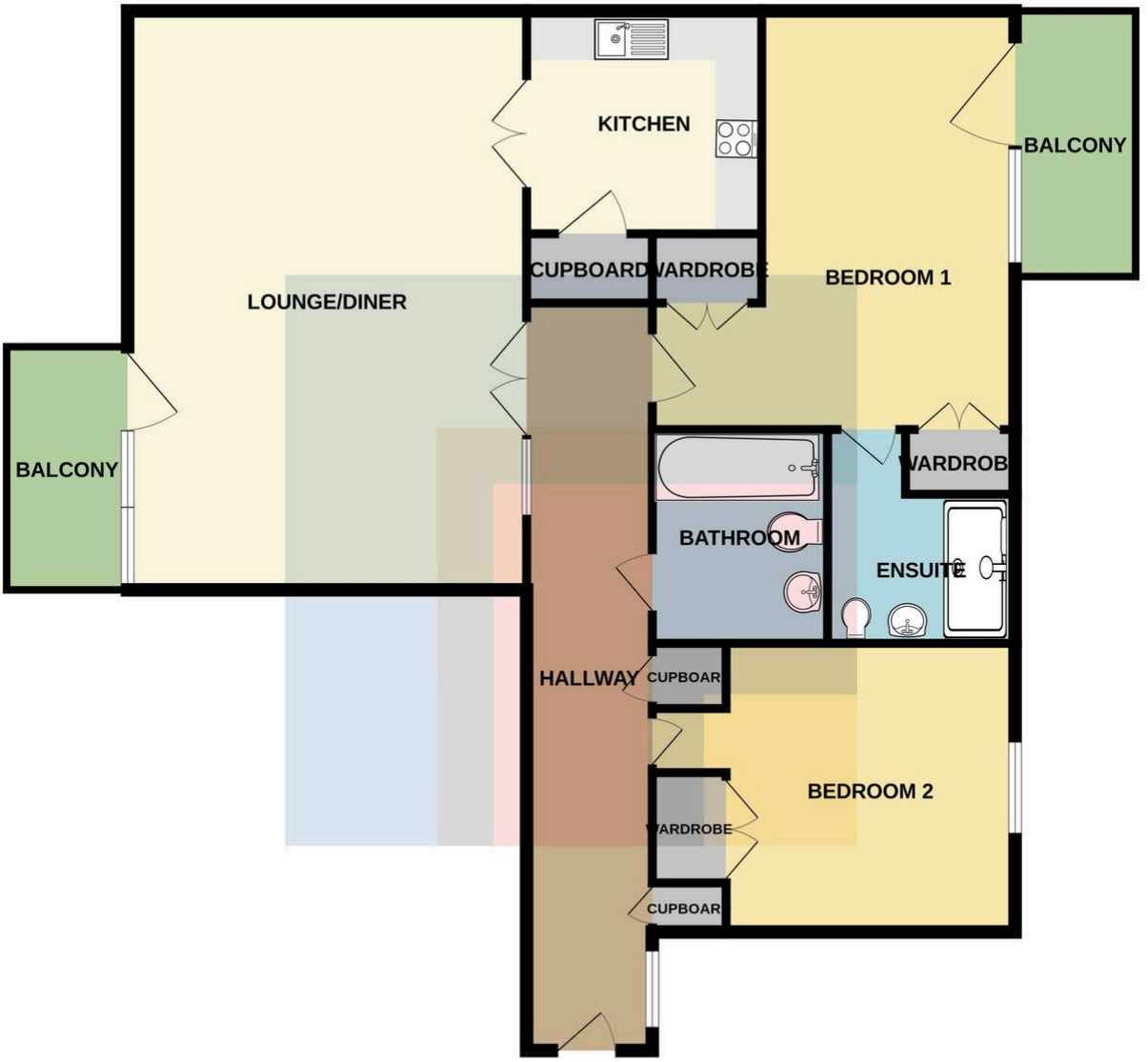












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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