



Dubrovnik House, Hansen Court, Cardiff

£165,000 Leasehold

****IMMACULATE ONE BEDROOM APARTMENT WITH TERRACE* NO CHAIN**** MGY are delighted to bring to market this first floor, one bedroom apartment situated within the popular development of Century Wharf. The accommodation briefly comprises entrance hall, lounge/kitchen/diner, terrace, bedroom and bathroom. The modern property further benefits from being chain free, double glazing throughout and a video entry intercom system. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. Allocated parking space, visitor parking and bike storage. EWS1 form in place. Ideal first time purchase. Viewing highly recommended.

Council Tax band: D

Tenure: Leasehold

ENTRANCE HALL

Entered via wooden door with security spy hole. Wall mounted video entry intercom system. Two built in storage cupboards, once housing hot water tank. Wall mounted electric panel heater. Doors leading to all rooms.

LOUNGE/KITCHEN/DINER

Spacious living area. Double glazed uPVC patio doors leading to paved terrace. Ample natural daylight. Laminate wood effect flooring. Wall mounted electric panel heater. T.V Aerial point. Telephone point. Open plan to kitchen. Modern fitted kitchen with work surfaces incorporating stainless steel sink. Ample storage, with over unit lighting. Tiled flooring. Built in oven with four ring electric hob and stainless steel extractor hood over. Splash back. Integrated fridge freezer, washer/dryer and dishwasher. Extractor fan.

TERRACE

Private paved terrace. Sheltered with glass surround. External lighting. Accessed from living room.

BEDROOM

Double glazed uPVC windows to front aspect. Carpeted flooring. Wall mounted electric panel heater. Built in double wardrobe. T.V Aerial point.

BATHROOM

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.

PARKING

Secure gated access to an undercroft allocated parking space. Visitor parking. 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 £2924.28 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, reserve fund contribution, 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 £157.56 per annum.

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