



55 Venice House, Judkin Court

£250,000

****UNIQUE DUPLEX PENTHOUSE APARTMENT* NO CHAIN**** MGY are pleased to present for sale this superb two bedroom, top floor apartment, located in the popular gated Century Wharf development in Cardiff Bay. This development offers a fantastic location within close proximity to Mermaid Quay and the City Centre. The development also benefits from onsite leisure facilities and a concierge service. This spacious apartment over two floors comprises large entrance hall, living room with stairs leading to mezzanine, separate kitchen, two double bedrooms, master with en-suite, bathroom, ample storage and three balconies. The property further benefits from double glazing throughout, video entry intercom system, two allocated parking spaces and visitor parking. EWS1 form in place No chain.

Council Tax band: H

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Luxury tiled flooring. Two storage cupboards, one housing hot water tank and large utility room. Storage heater. Wall mounted video entry intercom system.

LIVING ROOM

Dimensions: 17' 8" x 13' 9" (5.4m x 4.2m). Double glazed uPVC windows to front aspect. Door leading to large decked balcony. Spacious living room. High slanted ceiling. Laminate wood effect flooring. Wall mounted lighting and pendant light fitting. Storage heater and additional electric heater. T.V point. Telephone point. Spiral stairs leading to:-

MEZZANINE

Dimensions: 13' 9" x 11' 1" (4.2m x 3.4m). Fantastic mezzanine. Double glazed uPVC windows with ample natural daylight. High slanted ceiling. Laminate wood effect flooring. Storage heater. Door leading to large paved balcony with ample sun. Accessed from the living room.

KITCHEN

Dimensions: 13' 1" x 11' 9" (04.0m x 3.6m). Double glazed uPVC windows to front aspect. Tiled flooring. Part tiled walls. Modern base and wall units with work surfaces incorporating stainless steel sink. Ample storage. Built in double oven and four ring electric hob with extractor hood over. Integrated fridge, freezer, dishwasher, microwave and washing machine. Breakfast Island with storage below. Spotlights. Extractor fan.

MASTER BEDROOM

Dimensions: 18' 8" x 13' 5" (5.7m x 4.1m). Double glazed uPVC windows to rear aspect. Spacious master bedroom. New carpeted flooring. Built in floor to ceiling wardrobe with mirrored sliding doors. Built in storage cupboard. TV Aerial point. Telephone point. Storage heater. Door leading to en-suite.

EN-SUITE

Dimensions: 9' 10" x 7' 6" (3.0m x 2.3m). Double glazed uPVC windows to rear aspect. Large en-suite. Tiled flooring. Fully tiled walls. Panelled bath. Separate shower cubicle. W.C. Pedestal wash hand basin. Heated towel rail. Extractor fan. Shaver point. Spotlights.

BEDROOM TWO

Dimensions: 13' 1" x 9' 10" (4.0m x 3.0m). Double glazed uPVC window to front aspect. Double bedroom. New carpeted flooring. TV Aerial point. Storage heater. Door leading to large decked balcony.

BATHROOM

Dimensions: 8' 10" x 6' 10" (2.7m x 2.1m). Double glazed uPVC windows to side aspect. Large bathroom. Tiled flooring. Fully tiled walls. Panelled bath. Separate shower cubicle. W.C. Pedestal wash hand basin. Heated towel rail. Extractor fan. Shaver point. Spotlights.

UTILITY ROOM

Dimensions: 6' 6" x 6' 2" (2.0m x 1.9m). Space for appliances and storage. Tiled walls.

THREE BALCONIES

Three large balconies. Two decked, with glass surround and external lighting. Accessed from the living room and bedroom two. One paved, with glass surround and external lighting. Accessed from the mezzanine.

PARKING

Secure gated fob access to two allocated parking spaces and two visitor permits.

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 £4077.73 per annum, which includes water rates, building insurance, reserve fund contribution, onsite concierge and leisure facilities, annual boiler servicing, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, two allocated parking spaces, visitor parking with two visitor permits and parking management. Ground rent £112.10 per annum.

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BATHROOM

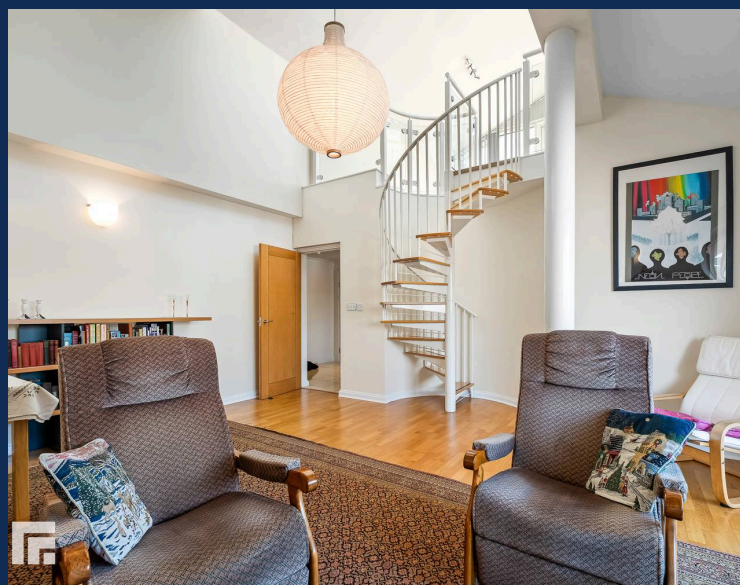
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TOTAL FLOOR AREA: 1247 sq ft (115.9 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, wall-to-wall 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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