

## 46 Monaco House, Lynton Court

£219,950 Leasehold

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

## **ENTRANCE HALL**

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**

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**

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**

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**

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**

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**

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.

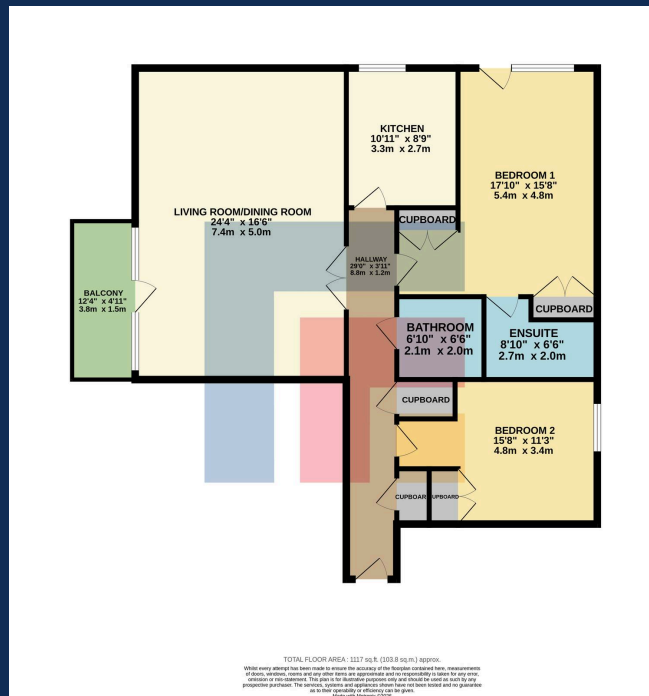
## **TENURE**

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. This is on acceptance of offer only. Details can be found on our website.





**CARDIFF** 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



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