



97 Marseille House, Century Wharf

£145,000 Leasehold

ONE BEDROOM APARTMENT NO CHAIN* MGY are delighted to bring to market this ground floor, one bedroom apartment situated within the popular develop...

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

ENTRANCE HALL

Entered via front door with security spy hole, leading from communal hallway. Wall mounted video entry intercom system. Carpeted flooring. Storage cupboard, housing hot water tank.

LOUNGE/KITCHEN

Dimensions: 25' 3" x 11' 8" (7.70m x 3.58m). Spacious living area. Carpet to floor with underfloor heating. TV and telephone point. Power points. Pendant light fittings. Double glazed uPVC windows to front. Ample natural daylight. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over. Ample storage with over unit lighting. Tiled flooring. Four ring electric hob with extractor above. Splash back. Integrated washer/dryer. Space for fridge/freezer.

BEDROOM

Dimensions: 12' 2" x 9' 1" (3.71m x 2.79m). Double glazed uPVC window to front. Carpet to floor with underfloor heating. Pendant light fitting. Power points. Built in double wardrobe.

BATHROOM

Tiled flooring with underfloor heating and partially tiled walls. White three-piece-suite comprising WC, wall mounted wash hand basin with mixer tap over and panelled bath with glass shower screen, mixer tap over and electric shower above. Extractor. Heated towel rail. Spotlights.

PARKING

Secure gated access to an allocated parking space. Ample visitor parking.

FACILITIES

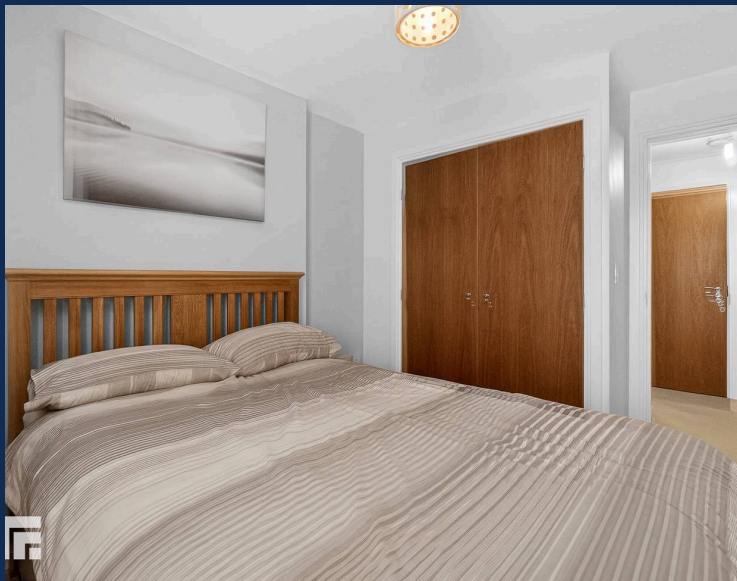
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

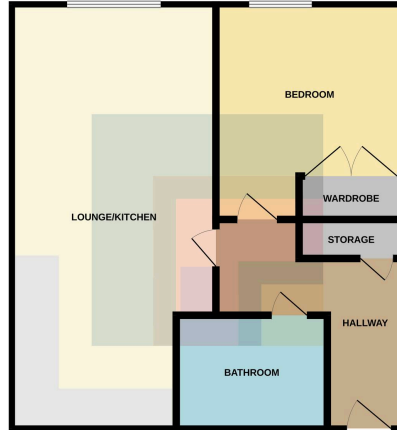
TENURE

MGY are advised that the property is leasehold with a term of 999 years from 2001. Service charges of £2,790 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 undercroft parking space, visitor parking and parking management. Ground rent £164 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.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and other such details are approximate and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or effectiveness.

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13 Mount Stuart Square, Cardiff Bay, Cardiff,
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The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

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