

98 Marseille House, Hansen Court

£235,000 Leasehold

****LARGE SOUTH FACING TERRACE WITH WATER VIEWS* NO CHAIN**** MGY are delighted to bring to market this beautifully presented, two bedroom apartment si...

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

ENTRANCE HALL

Entered via wooden front door with security spy hole, leading from hallway. Laminate wood effect flooring. Doors leading to all rooms and two storage cupboards, one housing hot water tank. Wall mounted video entry intercom system. Underfloor heating. Thermostat control. Spotlights.

LOUNGE/DINER

Dimensions: 18' 3" x 11' 7" (5.57m x 3.55m). Spacious living area. Laminate wood effect flooring. Underfloor heating. Thermostat control. Spotlights. Power points. TV and telephone point. Double glazed uPVC patio doors opening onto large private terrace. Ample natural daylight. Open plan to modern kitchen.

KITCHEN

Dimensions: 10' 10" x 9' 1" (3.32m x 2.79m). Upgraded 'Howdens' kitchen with worktops over incorporating composite sink with drainer and mixer tap over and four ring electric hob with oven beneath and extractor above. Integrated dishwasher and fridge/freezer. Space for washing machine. Laminate wood effect flooring. Double glazed uPVC window overlooking the water. Spotlights.

TERRACE

Dimensions: 17' 4" x 7' 1" (5.30m x 2.18m). Large south facing terrace with stunning water views. Space for seating. Paved with brick surround. Sheltered with external lighting. Accessed from the living room.

MASTER BEDROOM

Dimensions: 18' 9" x 10' 11" (5.72m x 3.33m). Large master bedroom with stunning water views. Laminate wood effect flooring. Pendant light fitting. Power points. Double glazed uPVC window to side. Underfloor heating. Thermostat control. Door to ensuite. Spotlights.

ENSUITE

Dimensions: 7' 10" x 5' 7" (2.39m x 1.72m). Tiled flooring and walls. White three-piece-suite comprising WC, wall mounted wash hand basin with mixer tap over and walk in shower cubicle with mains powered shower above. Chrome heated towel rail. Extractor. Shaver point. Spotlights.

BEDROOM TWO

Dimensions: 15' 8" x 10' 1" (4.78m x 3.09m). Second double bedroom. Laminate wood effect flooring. Double glazed uPVC window to side with great water views. Pendant light fitting. Power points. Underfloor heating. Thermostat control. Spotlights.

BATHROOM

Dimensions: 6' 10" x 6' 3" (2.09m x 1.91m). Tiled flooring and partially tiled walls. White three-piece-suite comprising WC, wall mounted wash hand basin with mixer tap over and panelled bath with hot and cold tap over and mains powered shower above. Chrome heated towel rail. Extractor. Spotlights.

PARKING

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

FACILITIES

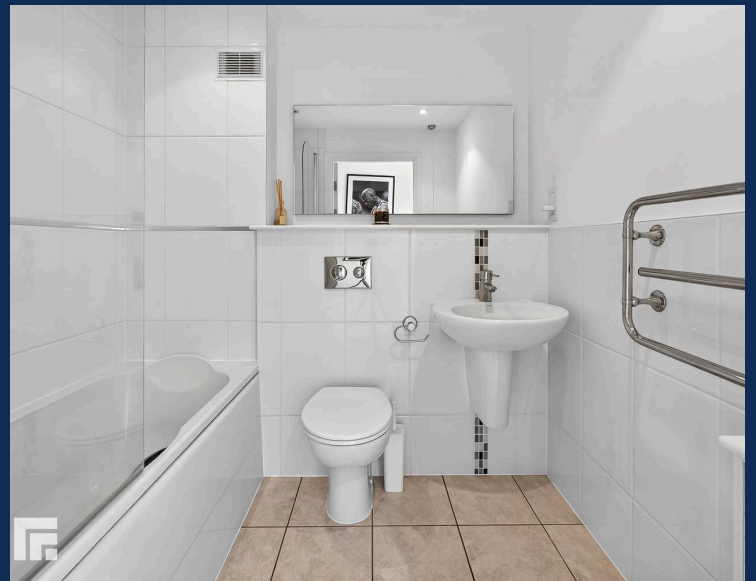
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

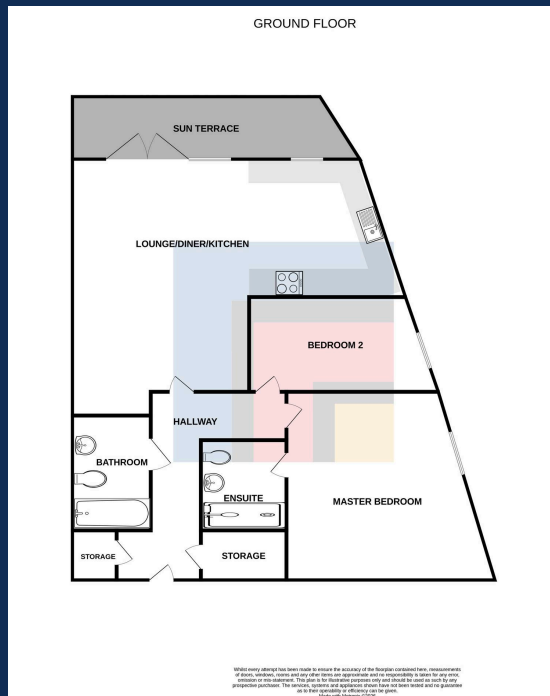
TENURE

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





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



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