



107 Malaga House, Penstone Court

£170,000 Leasehold

****IMMACULATELY PRESENTED* NO CHAIN**** MGY are delighted to bring to market this immaculately presented one bedroom, fourth floor apartment situated...

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate wood effect flooring. Underfloor heating. Wall mounted video entry intercom system. Storage cupboard, housing hot water tank. Thermostat control. Spotlights.

LOUNGE/DINER

Dimensions: 19' 11" x 15' 1" (6.08m x 4.62m). Extremely spacious living room. Large double glazed uPVC window to front. Laminate wood effect flooring. Space for dining. Underfloor heating. T.V Aerial point. Telephone point. Thermostat control. Open plan living. Door to balcony with water views.

KITCHEN

Dimensions: 7' 6" x 9' 10" (2.30m x 3.00m). Tiled flooring. Modern fitted wall and base units, with work surfaces incorporating double stainless steel sink and drainer. Ample storage, with under unit spotlights. Built in oven and four ring electric hob, with stainless steel extractor hood over. Splash back. Integrated dishwasher and washer/dryer. Space for fridge freezer. Underfloor heating. Thermostat control. Extractor fan. Spotlights.

BEDROOM

Dimensions: 23' 10" x 8' 9" (7.27m x 2.67m). Large double bedroom. Double glazed uPVC window and patio door, leading to large balcony with water views. Laminate wood effect flooring. Underfloor heating. Two built in double wardrobes. T.V Aerial point. Telephone point. Thermostat control.

BATHROOM

Dimensions: 8' 9" x 7' 2" (2.69m x 2.20m). Modern bathroom. Tiled flooring. Fully tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Panelled bath, with mains shower over and glass shower screen. Heated towel rail. Shaver point. Extractor fan. Spotlights.

BALCONY

Large decked balcony with water views, with glass surround. External lighting. Accessed from the lounge/diner.

PARKING

Secure gated access to one 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 £2,813 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, video entry intercom system, CCTV, reserve fund, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, secure gated fob access to an allocated parking space, visitor parking and parking management. Ground rent £193 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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

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.

MGY.CO.UK