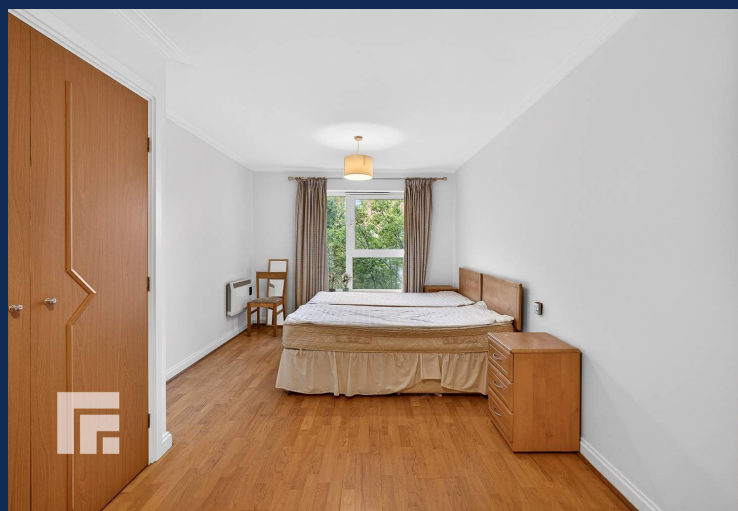




43 Monaco House Lynton Court, Century Wharf, Cardiff Bay

£150,000 Leasehold

Council Tax band: E

Tenure: Leasehold

ENTRANCE HALL

Entered via wooden door, with security spy hole.

Laminate wood effect flooring. Two storage cupboards, one housing hot water tank. Wall mounted video entry intercom system. Wall mounted storage heater.

LIVING ROOM

12' 11" x 9' 2" (3.94m x 2.79m)

Spacious living room. Double glazed uPVC floor to ceiling window and patio door, leading to large balcony. Laminate wood effect flooring. Telephone point. TV aerial point. Wall mounted storage heater. Door leading to kitchen.

KITCHEN

9' 1" x 7' 2" (2.78m x 2.19m)

Separate kitchen. Tiled flooring. Fitted units, with work surfaces incorporating stainless steel sink. Ample storage, with over and under unit lighting. Built in oven, with four ring electric hob and stainless steel extractor hood over. Extractor fan. Integrated slimline dishwasher and washing machine. Space for fridge freezer. Spotlights.

BEDROOM

19' 4" x 10' 11" (5.89m x 3.33m)

Double glazed uPVC windows to front. Large double bedroom. Laminate wood effect flooring. Two built in double wardrobes. Telephone point. TV aerial point. Wall mounted electric panel heater.

BATHROOM

7' 6" x 7' 2" (2.29m x 2.19m)

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.

TENURE

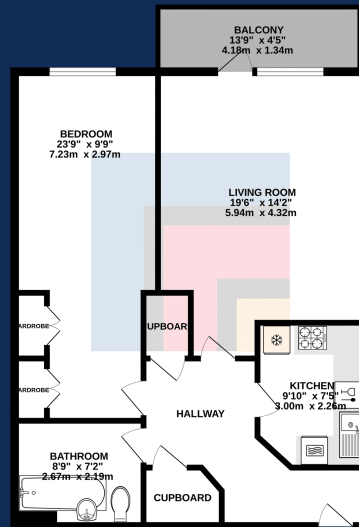
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2976.00 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, reserve fund contribution, regular cleaning and refuse disposal, bike storage, an allocated undercroft parking space, visitor parking and parking management. Ground rent £76.70 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.



FIRST FLOOR



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