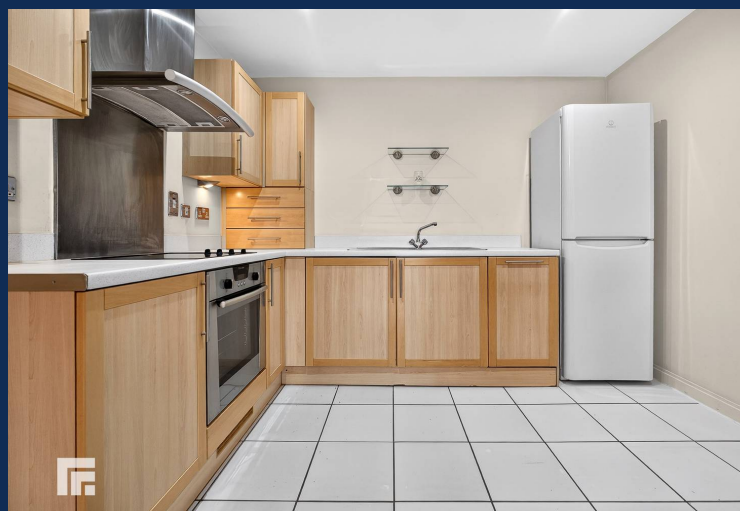




163 Porto House, Penstone Court

£175,000 Leasehold

****IMMACULATELY PRESENTED* *INCREDIBLE WATER VIEWS**** MGY are delighted to bring to market this immaculately presented one bedroom, third floor apart...

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Spotlights. Wall mounted video entry system. Power points. Doors to all rooms.

LOUNGE/KITCHEN

Dimensions: 31' 4" x 15' 1" (9.56m x 4.62m). Open plan space. Laminate flooring with underfloor heating. Two pendant light fittings with additional wall lighting. Power points. TV and telephone point. Double glazed uPVC window. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink and drainer with mixer tap over and four ring electric hob with extractor above oven below. Spotlights. Integrated dishwasher and washing machine. Space for fridge/freezer. Tiled flooring with underfloor heating.

BEDROOM

Dimensions: 20' 7" x 8' 9" (6.28m x 2.67m). Carpet to floor. Pendant light fitting. Power points. Fitted wardrobes. Wall mounted electric heater. Double glazed uPVC sliding doors leading to balcony. TV point.

BATHROOM

Dimensions: 8' 9" x 7' 2" (2.67m x 2.19m). Tiled flooring and walls. Spotlights. WC. Wall mounted wash hand basin with mixer tap over. Panelled bath with mixer tap over and mains powered shower above. Chrome heated towel rail. Shaver point. Extractor.

BALCONY

Large decked balcony with stunning water views and glass surround. External lighting. Accessed from the bedroom.

PARKING

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

FACILITIES

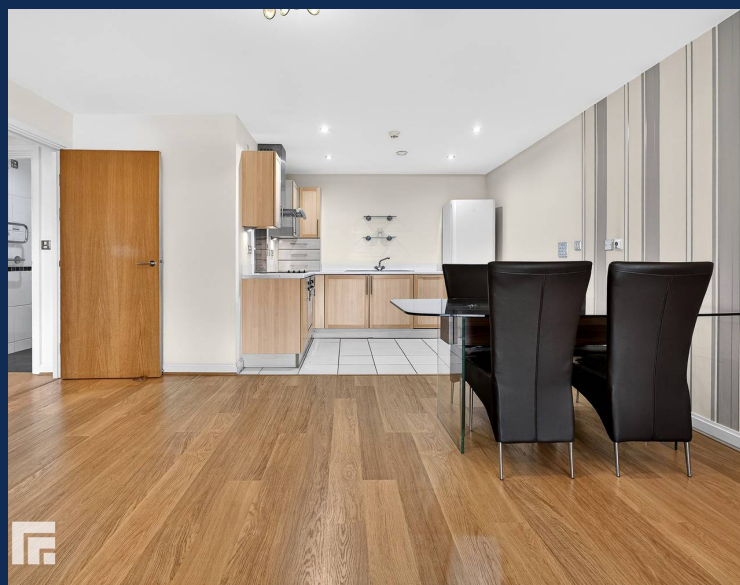
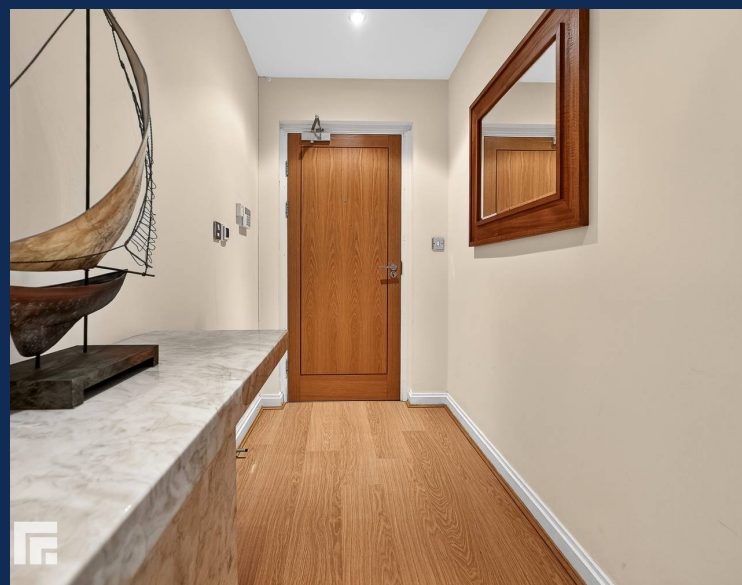
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,976 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, secure fob access, video entry intercom system, lift maintenance, maintenance of internal and external communal areas, annual boiler servicing, reserve fund contribution, regular cleaning and refuse disposal, bike storage, secure gated access to an allocated undercroft parking space, visitor parking and parking management. Ground rent £210 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.

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