



# 46 Heol Glan Rheidol Nice House, Hansen Court, Century Wharf, CARDIFF. CF10 5NX

- FIFTH FLOOR STUDIO APARTMENT
- OPEN PLAN LOUNGE/BEDROOM
- BALCONY
- ON SITE LEISURE FACILITIES
- NO ALLOCATED PARKING AVAILABLE
- GREAT INVESTMENT OPPORTUNITY
- OCCUPIED UNTIL MID 2025



## PROPERTY DESCRIPTION

Squarefoot Estate Agents are pleased to offer for sale this fifth floor studio apartment situated in the desirable Century Wharf development, offering on site leisure facilities including swimming pool, gymnasium, solarium, secure gated development and 24 hour concierge service. The development is located within Cardiff Bay, close to all the amenities of Mermaid Quay and is within easy walking distance to the City Centre. The property briefly comprises of entrance hallway with doors leading to bathroom and open plan lounge/kitchen/bedroom and a good sized balcony. The property has a current occupational contract valid until around mid 2025, making it a great investment opportunity,

PLEASE NOTE THAT THIS PROPERTY DOES NOT HAVE ANY DESIGNATED PARKING



## ROOM DESCRIPTIONS

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### ALL OVER ONE FLOOR

#### Bathroom

Three piece white suite comprising of w.c., wash hand basin and bath with shower over. Mirror over wash hand basin, heated towel rail, tiled and painted walls.

#### Open Plan Lounge/bedroom/Kitchen

Lounge/Bedroom comprises of laminate flooring, fitted wardrobes, double bed, sofa, dining table and chairs, door leading to balcony

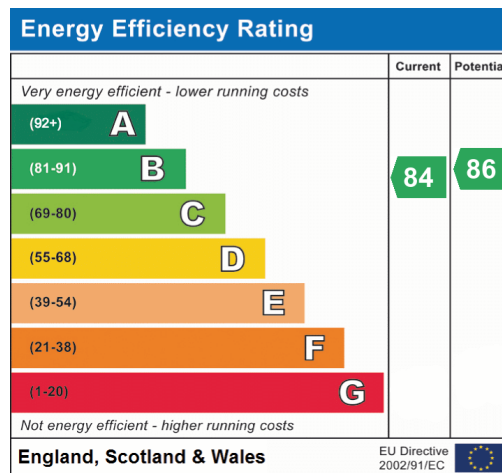
#### Kitchen

Fitted kitchen with integrated oven/hob, fridge/freezer and washer/dryer.

#### Balcony

Patio balcony, space for table and chairs





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