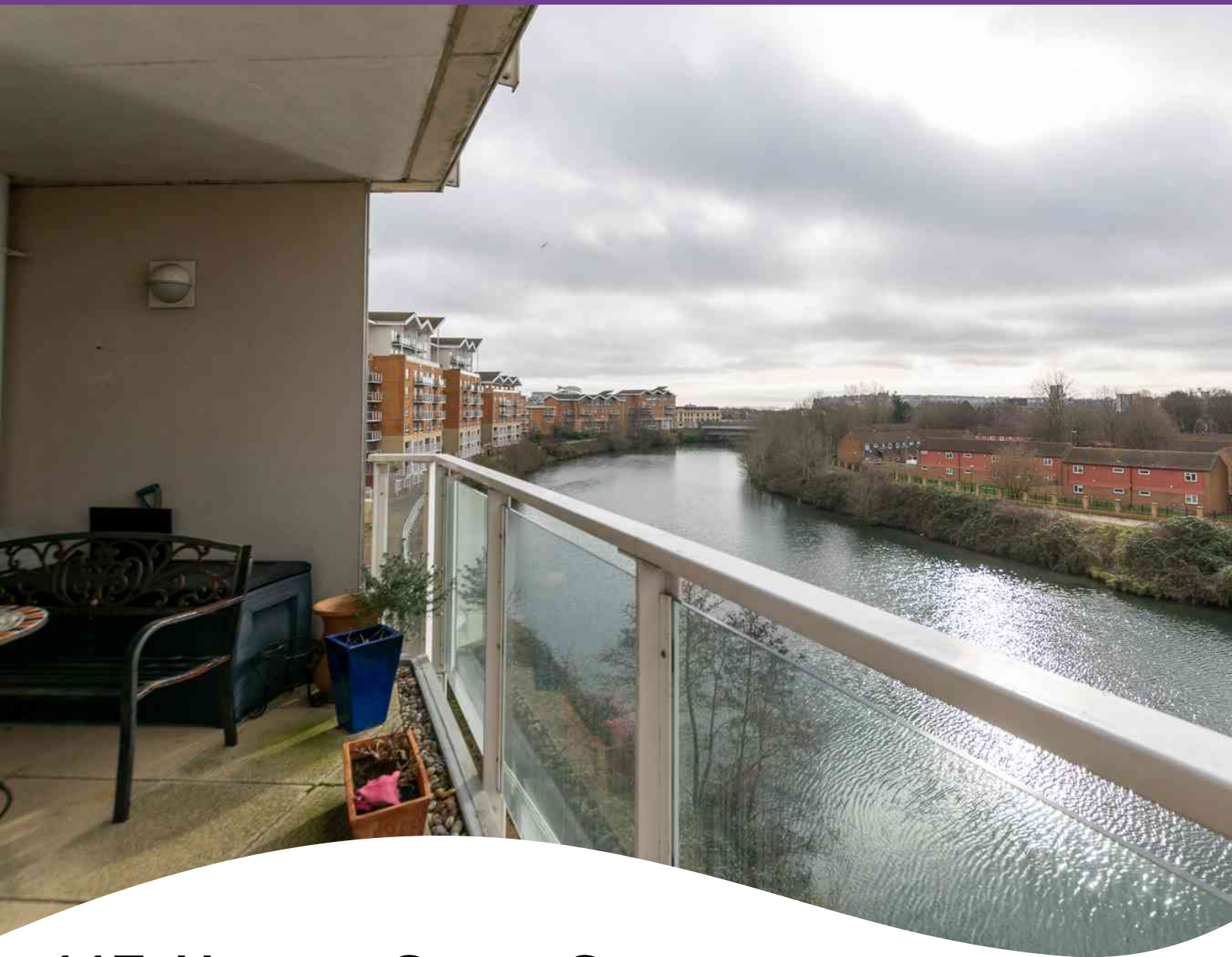


REDUCED

£218,000 Leasehold (to be confirmed)



117 Hansen Court, Century Wharf, Cardiff, South Glamorgan. CF10 5NY

- THIRD FLOOR APARTMENT
- LARGE BALCONY WITH WATER VIEWS
- CONCIERGE OFFICE
- TWO BEDROOMS
- EN SUITE TO MAIN BEDROOM
- RIVER VIEWS
- NO ONGOING CHAIN
- DOUBLE GLAZED
- ON SITE LEISURE FACILITIES



PROPERTY DESCRIPTION

Squarefoot are pleased to offer for sale this apartment with vacant possession. This larger than average, third floor, 2 bed property is in the popular gated development of Century Wharf. Property consists of 2 double bedrooms, with ensuite to main, plus family bathroom, a spacious hallway, large living space with balcony overlooking fantastic water views and well equipped kitchen.

Further benefits include double glazing, one allocated parking space, which is under-croft and a visitor space permit with access to visitor parking spots on site. Century Wharf has a concierge facility and on site leisure facilities for residents.

Viewings are highly recommended.



ROOM DESCRIPTIONS

Entrance hallway

Enter through solid hardwood door with spyhole into spacious hallway with wall mounted telecom entry system, large cupboard housing water tank and doors to all rooms.

Lounge

Open plan living space with hard wood flooring and wall mounted electric heater, large floor to ceiling double glazed windows letting in plenty of natural light and double glazed door leading to spacious covered terrace which offers stunning river views.

Kitchen

Open plan to the living area is a modern, fully fitted kitchen comprising of white base and eye level units with contrasting worktop. Kitchen complete with integrated appliances including washer/dryer and electric oven with electric hob and extractor hood over. Stainless steel sink and drainer with large circular window just above offering views over the river. Cream tiled flooring.

Bedroom 1

Nicely sized double room with cream carpeted flooring, double glazed window, built in double wardrobes and door to en-suite shower room. Slight river view.

En suite shower room

Modern suite comprising w.c., wash hand basin and double shower cubicle. Tiled flooring, part tiled walls and small heated towel rail

Bedroom 2

Second double bedroom with cream carpeted flooring and double glazed window.

Bathroom

Modern suite comprising w.c., wash hand basin and bath. Tiled flooring, part tiled walls and chrome ladder style heated towel rail.

Balcony

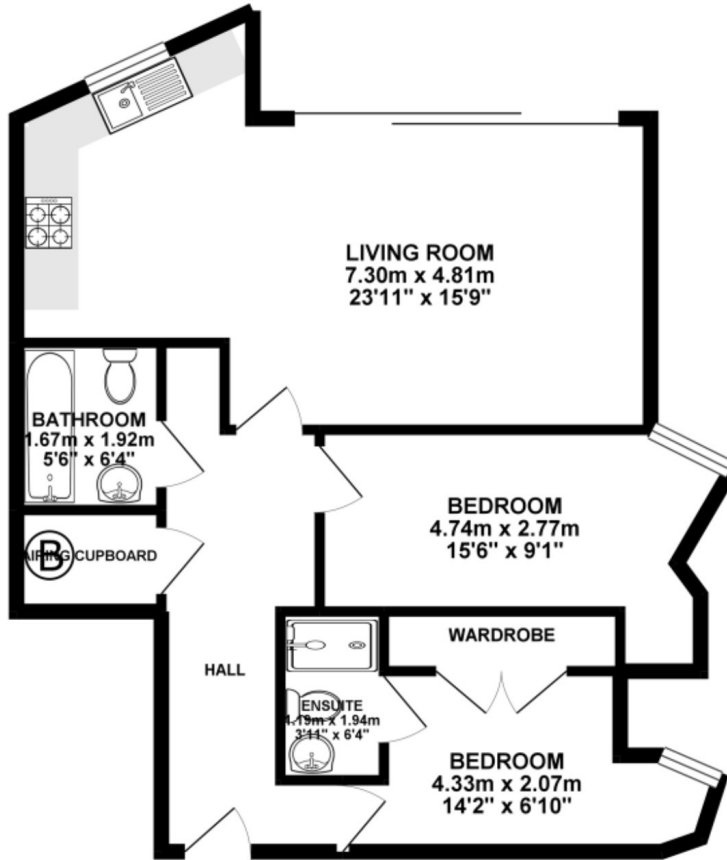
Larger than average covered balcony/terrace area with panoramic river views.



FLOORPLAN & EPC



GROUND FLOOR 60.33 sq. m.
(649.41 sq. ft.)



TOTAL FLOOR AREA : 60.33 sq. m. (649.41 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		88	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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