



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

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



PROPERTY DESCRIPTION

Exclusive to Squarefoot Estate Agents. Investment Opportunity - Currently let for £825pcm achieving 9% annual yield.

No Chain

Squarefoot Estate Agents are pleased to offer for sale this fifth floor studio apartment situated on the desirable Century Wharf development. The property briefly comprises of entrance hallway with doors leading to bathroom and open plan lounge/kitchen/bedroom and a great sized balcony.

The property is ideally situated within easy walking distance of both the City Centre and Cardiff Bay with all their amenities such as bars, restaurants and entertainment. Residents of the gated development benefit from controlled access, concierge office and on-site leisure facilities.

Please note that this property does not come with any allocated parking spaces.

Currently tenanted until December and then our tenant is entitled to the standard 6 month notice period. Ideal for investors.



ROOM DESCRIPTIONS

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

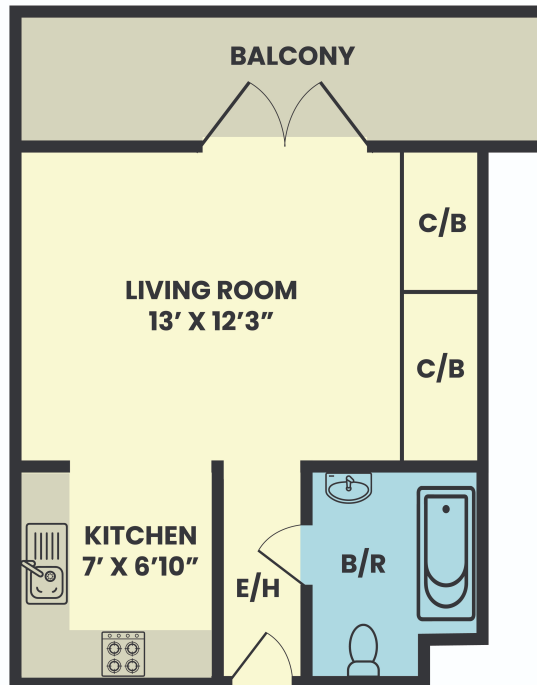
Fitted kitchen with integrated oven/hob, fridge/freezer and washer/dryer.

Balcony

Patio balcony, space for table and chairs



FLOOR PLAN



The floor plan is only for illustrative purpose and is not to scale.

Measurements of rooms, door, windows, and any items are approximate and no responsibility is taken for an error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	86
(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 	

South Wales
 198, Cowbridge Road East, Cardiff, CF5 1GX
 02920 990088
tara@squarefootagents.co.uk