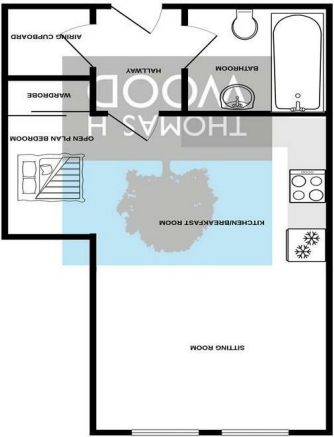




THOMAS H WOOD
14 Park Road, Whitchurch, Cardiff, CF14 7BQ
02920 626 252
thomashwood.com



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

To book a viewing call 02920 626252

thomashwood.com



Hansen Court,
Century Wharf, Cardiff,
CF10 5NX

An attractive and well-presented studio apartment forming part of this well-established and highly convenient city centre/Cardiff Bay development. The apartment has been upgraded with modern flooring and decoration throughout and is positioned on the first floor within a secure, gated complex benefiting from a 24 hour concierge service.

The location is ideal for first time buyers, professionals or investors alike, offering easy access to both Cardiff city centre and Cardiff Bay, along with excellent transport links and leisure facilities. Further benefits include allocated parking, water rates included within the service charge and no onward chain.



ACCOMMODATION

HALLWAY

With airing cupboard and door to bathroom. Central door to the accommodation.

LOUNGE/ BEDROOM AREA

12'11" x 12'4" (max, open plan)
A bright and versatile living space with UPVC double glazed patio door and additional UPVC double glazed window, electric heater, laminate flooring, painted walls and smooth plaster ceiling. Recessed, open plan space for bed with adjacent fitted wardrobes.

KITCHEN

7'1" x 6'9" (max, open plan)
Fitted with a range of wall and base units with contrasting work surfaces over, stainless steel sink with mixer tap and drainer, integrated electric oven, electric hob with extractor over, plinth heater, tiled flooring and ceiling light, with space for fridge/freezer.

Features

- ATTRACTIVE FIRST FLOOR STUDIO APARTMENT
- UPGRADED FLOORING AND MODERN DECORATION THROUGHOUT
- GATED DEVELOPMENT WITH 24-HOUR CONCIERGE SERVICE
- ALLOCATED PARKING
- WATER RATES INCLUDED
- ACCESS TO ON-SITE LEISURE FACILITIES
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- WITHIN WALKING DISTANCE TO CARDIFF CITY CENTRE AND CARDIFF BAY

BATHROOM

5'4" x 6'7"
Fitted with a modern white suite comprising concealed cistern WC, panelled bath with mixer tap and shower over, wash hand basin with mixer tap, heated towel rail, tiled flooring, spotlights, extractor fan and painted plaster ceiling.



TENURE

LEASEHOLD - 999 years from 01/01/2001. 974 years remaining.
SERVICE CHARGE - approx. £1882 per annum (paid in 6 month instalments)
GROUND RENT - approx £104 per annum

COUNCIL TAX

Band C

Information

- Tenure: Leasehold
- Council Tax Band: C
- Floor Area: 347.00 sq ft
- Current EPC Rating: B
- Potential EPC Rating: B



- 1 BEDROOMS
- 1 BATHROOMS
- 1 RECEPTION ROOMS
- ENERGY RATING: B

