



53 Dubrovnik House, Hansen Court, Heol Glan Rheidol  
Cardiff, CF10 5NX

Watts  
& Morgan

# 53 Dubrovnik House, Hansen Court Heol Glan Rheidol Cardiff CF10 5NX

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**£135,000 Leasehold**

1 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A spacious one bedroom ground floor apartment situated in the heart of Cardiff Bay. Found a short walk from Mermaid Quay and Cardiff City Centre and conveniently located to local transport links and the M4 Motorway. Accommodation briefly comprises; entrance hall, open plan kitchen/living/dining room, a spacious primary bedroom and a family bathroom. Externally the property benefits from visitor parking spaces available and access to communal gardens and on-site leisure facilities to include; swimming pool, gym, sauna and jacuzzi. EPC rating 'TBC'.

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## Directions

Cardiff City Centre – 1.1 miles

M4 Motorway – 9.0 miles

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Your local office: Penarth

T: 02920 712266 (1)

E: [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)





## Summary of Accommodation

A secure communal entrance accessed via a fob with stairs and a lift to all floors. Apartment 53 is located on the ground floor.

Entered via a solid wooden door into a hallway benefiting from wood effect tile flooring with underfloor heating, a wall mounted intercom system and a recessed storage cupboard housing the hot water cylinder. The open plan kitchen/dining/living room is the focal point of the home and enjoys continuation of wood effect tile flooring and a uPVC double glazed window. The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a 'Bosch' electric oven, a 'Bosch' 4-ring electric hob with an extractor fan over, a 'Zanussi' washing machine and a dishwasher. Space has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, matching upstands, stainless steel splashback and a stainless sink with a mixer tap over. The bedroom is a spacious double bedroom and enjoys carpeted flooring with underfloor heating, range of fitted wardrobes and a uPVC double glazed window.

The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a floating wash-hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, a wall mounted chrome towel radiator and recessed ceiling spotlights.

## GARDEN & GROUNDS

53 Hansen Court enjoys communal gardens, a 24-hour concierge service, visitor parking spacing available. The property also benefits from access to on-site leisure facilities to include; swimming pool, sauna, jacuzzi and gym.

## ADDITIONAL INFORMATION

Electric and water mains services connected. Leasehold – 999 years from 2001 (974 years remaining).

Council Tax Band 'D'.

EPC Rating "TBC".

We have been reliably informed that the service charge is £227.00 per calendar month.

We have been reliably informed that the ground rent is £100.00 per annum.

N.B. The property does not benefit from an allocated parking space however ample visitor parking is available.

**TERMS & CONDITIONS - ID/AML and source-of-funds checks will be required by a buyer, should their offer be accepted, at a rate of £49 plus VAT per person. This charge is payable and taken by phone as part of the purchaser compliance call before a memorandum of sale can be issued.**



## Ground Floor

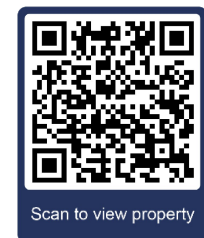
Approx. 46.9 sq. metres (505.2 sq. feet)



Total area: approx. 46.9 sq. metres (505.2 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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