
157 Hansen Court, Heol Glan Rheidol
Cardiff, CF10 5NY
Watts
&Morgan

Marseille House, 157 Hansen Court Heol Glan Rheidol

Cardiff CF10 5NY

£190,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A two bedroom, 11th floor apartment enjoying spectacular panoramic views over Cardiff Bay and beyond. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, open plan kitchen/dining/living room with access to a private South-West facing balcony, spacious primary bedroom with en-suite, second bedroom and a bathroom. Externally the property benefits from one allocated parking space with additional visitor spaces available, access to communal gardens and on-site leisure facilities to include; swimming pool, gym, sauna and jacuzzi. Being sold with no onward chain.

Directions

Cardiff City Centre – 1.1 miles

M4 Motorway – 9.0 miles

Your local office: Penarth

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Summary of Accommodation

Accommodation

Entered via a solid wood door into a hallway benefiting from laminate wood flooring with underfloor heating, q 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 laminate wood flooring with underfloor heating and a set of large uPVC double glazed windows with a uPVC door providing access to a private balcony and enjoying elevated views over Cardiff Bay and the Bristol Channel. The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain include; a fridge/freezer, an electric oven, a 4-ring electric hob with an extractor fan over and a washing machine. The kitchen further benefits from tiled flooring, matching upstands, a stainless steel splashback and a bowl and a half stainless steel sink with a mixer tap over.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring with underfloor heating, a recessed wardrobe and a uPVC double glazed window providing further elevated views over Cardiff. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with thermostatic shower over, a pedestal wash-hand basin and a WC. The en-suite further benefits from tiled flooring with underfloor heating, a wall mounted towel radiator, recessed ceiling spotlights and an extractor fan.
Bedroom two enjoys carpeted flooring and a uPVC double glazed window providing further elevated views.
The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with hand-held shower attachment, a floating wash-hand basin and a WC. The bathroom further benefits from tiled flooring with underfloor heating, partially tiled walls, recessed ceiling spotlights, an extractor fan and a wall mounted chrome towel radiator.

Gardens & Grounds

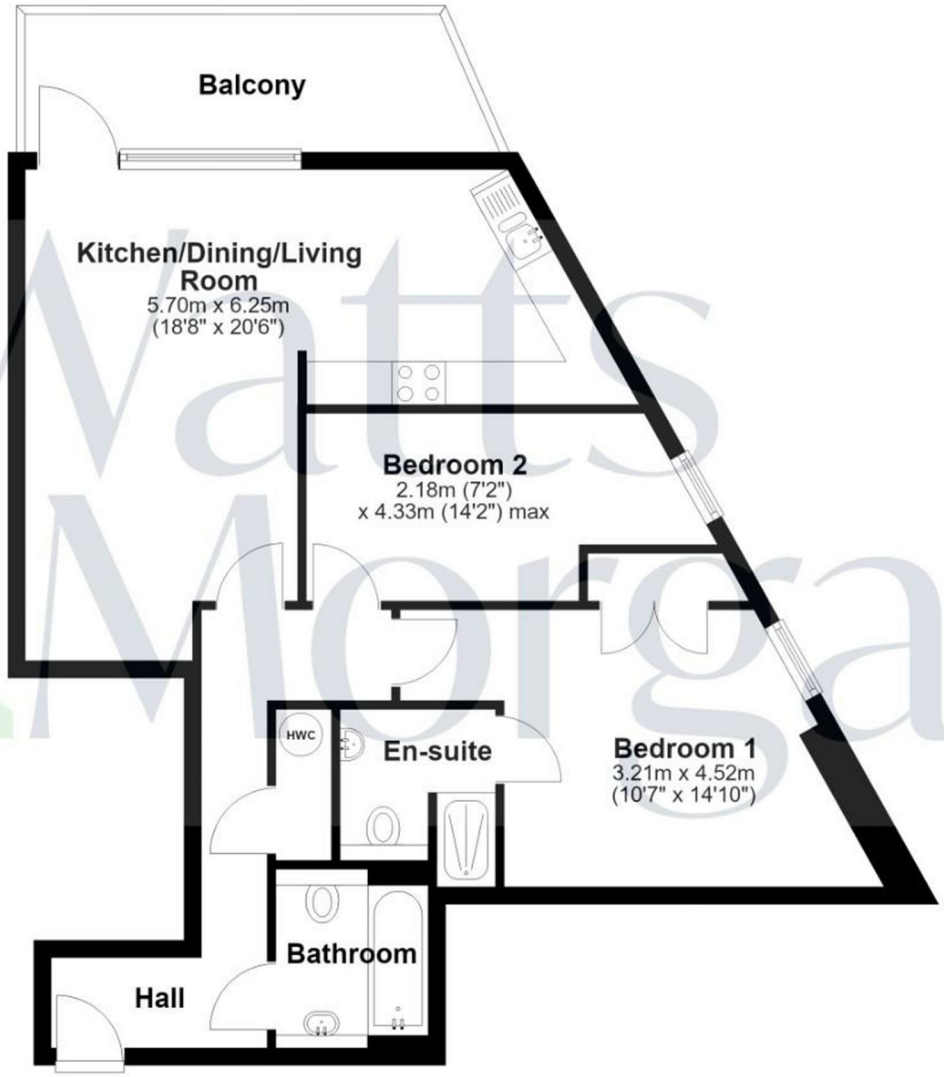
157 Hansen Court enjoys access to communal gardens, a 24-hour concierge service, one allocated under-croft parking space with visitor parking spacing available. The property also benefits from access to on-site leisure facilities to include; swimming pool, sauna, jacuzzi and gym.

Additional Information

Electric and water mains connected.
Leasehold – 999 years from 2001 (approx. 974 years remaining).
We have been reliably informed that the service charge is approx. £3,395pa.
We have been reliably informed that the ground rent is approx. £215pa.
Council tax band 'E'.
EPC rating 'B'.

Eleventh Floor

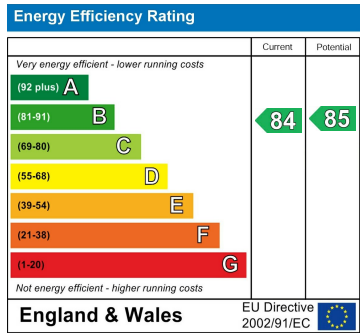
Approx. 67.7 sq. metres (728.6 sq. feet)
(excluding Balcony)



Total area: approx. 67.7 sq. metres (728.6 sq. feet)

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.



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Scan to view property

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