

# 41 Vienna House, Penstone Court

Cardiff Bay, Cardiff, CF10 5NL



A two bedroom, first floor apartment in the popular Century Wharf development in Cardiff Bay, available immediately on an unfurnished basis. Lounge with dining space and a separate kitchen, two double bedrooms and two bathrooms including an en-suite to the master. Balcony with room for table and chairs. The development has a pool, gym and 24 hour concierge and the flat has a secure underground allocated parking space. Close to the city centre and Mermaid Quay. EPC: C.

**David  
Baker&Co.**

Your local Estate Agent & Chartered Surveyor

Est. Penarth 1969

**£1200 PCM**

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## Accommodation

### **Entrance Hall**

Hardwood front door with security eye leading into hallway. Polished porcelain tiles. Alarm system. Recessed lights. Doors leading to bedrooms, bathroom, and lounge. Cupboard with hot water cylinder, electrical consumer unit and storage space.

### **Living / Dining Room 15' 10" maximum x 21' 6" maximum (4.83m maximum x 6.55m maximum)**

Fully carpeted lounge area with large glazed doors leading on to glazed and decked balcony. Door leading to kitchen. Wall mounted electric heater. Power points. Satellite TV and phone points.

### **Kitchen 11' 9" x 6' 11" (3.59m x 2.11m)**

Fitted with a range of units in wood with stainless steel handles and laminate work surfaces. Integrated appliances including a four zone electric hob, oven, extractor fan and dishwasher. Washing machine and fridge freezer. One and a half bowl stainless steel sink and drainer. uPVC double glazed tilt and turn window, ceramic tiled floor and under floor heating.

### **Bedroom 1 16' 10" into doorway x 13' 4" (5.13m into doorway x 4.06m)**

Double bedroom with large double glazed window. Fitted carpet with under floor heating. Large double wardrobe. Power and TV points. Door to the en-suite.

### **En-Suite 5' 0" x 7' 1" (1.53m x 2.15m)**

Suite comprising a large shower cubicle with electric shower, EC and a wash hand basin. Ceramic tiled floors and walls, heated towel rail, shaver socket, recessed lights and extractor fan.

### **Bedroom 2 11' 8" x 9' 3" (3.56m x 2.81m)**

The second double bedroom, again with well sized built-in cupboard. Fitted carpet with underfloor heating. Double glazed window. Power points. Satellite TV and phone points.

### **Bathroom 7' 2" x 6' 7" (2.19m x 2.01m)**

Suite comprising a panelled bath with a mixer tap and shower with glass screen, WC and a wall mounted wash hand basin. Shaver socket, ceramic tiled walls and floor, recessed lights, heated towel rail and extractor fan.

## Outside

The property benefits from a balcony that is accessed from the living room (1.67m x 3.1m) which has room for a table and chairs.

### **Undercroft Parking Space**

There is an allocated parking space in the gated, undercroft parking area.

## Communal Facilities

The property benefits from use of the extensive communal facilities including well landscaped grounds, electric security gates that are active both at the entrance to the development, a 24 hour concierge, visitor parking, pool, gym and spa area.

## Additional Information

### **Availability**

The property is available immediately pending a successful application process, and is let on an unfurnished basis.

## Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £2,472.80 for the year 2023/24.

## Notes

David Baker & Company retain a personal interest in this property.

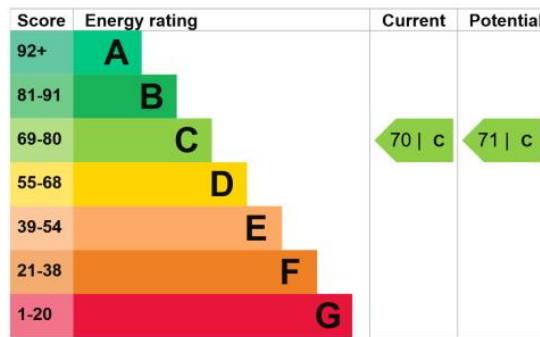
## Approximate Gross Internal Area

839 sq ft / 78 sq m.

## Our Fees

For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit (£1300), this payment will be held in the Government backed TDS scheme. Details of the Tenancy Deposit Scheme can be found at their website, [www.tenancydepositscheme.com/](http://www.tenancydepositscheme.com/). David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

## Energy Performance Certificate



## Floor Plan

