

41 Vienna House

Penstone Court, Century Wharf, Cardiff Bay, Cardiff, CF10 5NL



NO CHAIN. A two bedroom, first floor apartment in the popular Century Wharf development in Cardiff Bay, currently rented on a periodic tenancy. 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. Owners have access to the pool and gym within the and there is also a secure underground allocated parking space and 24 hour concierge. Close to the city centre and Mermaid Quay. EPC: C.

**David
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£215,000

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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. Plumbing for washing machine. Recess for 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

Tenure

We are informed by the vendor that the property is held on a leasehold basis with 999 years to run from 1st January 2001 (977 years remaining).

Council Tax Band

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

Service Charge

The current service charge is £3138.70 per annum which includes a payment of £499.26 to the reserve fund. The service charge covers buildings insurance, water rates, servicing of the flats hot water cylinder and all of the communal facilities.

Ground Rent

The current ground rent is £104 per annum.

Notes

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

Approximate Gross Internal Area

839 sq ft / 78 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	71 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











