



WESTGATE STREET

CARDIFF

WESTGATE STREET

CITY CENTRE, CF101DH

PCM

£1,600 PCM -



2 Bed



1 Bath



742.00 sq ft

Welcome to this charming ground floor apartment located on Westgate Street in the heart of Cardiff City Centre. This purpose-built flat boasts a prestigious address and offers a perfect blend of comfort and convenience. Upon entering, you are greeted by an entrance hallway which in turn leads to a well-appointed reception room that is ideal for entertaining guests or simply relaxing after a long day. The property features two decent bedrooms, providing ample space for a small family, guests, or even a home office. The apartment also includes a modern bathroom, ensuring convenience and privacy for all residents. With 742 sq ft of living space, this property offers a comfortable and functional layout that is perfect for modern living. No smokers. Deposit required £1,700.00. Council Tax Band E. EPC rating D. Interested parties must have a combined yearly income of £48,000.00 to apply.

A holding fee of one week's rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. Knights Lettings reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the contract or failed to take reasonable steps to enter into the Occupation Contract.

Entrance Hallway

Living Room

14;5" x 9'11"

Dining Area

14;5" x 10'

Kitchen

8;3" x 8'3"

Pantry

Bathroom

10'11" x 8'2"

W.C.

3'3" x 2'10"

Bedroom

13'10" x 9'9"

Bedroom

12'7" x 9'1"

Tenure

We have been advised by our seller client that the property is leasehold and that there is approximately 982 years remaining from a 999 year lease and the service charge is £6458 per annum and the ground rent is £250 per annum, your legal representative should confirm this.

EPC Rating

Rated D

Council Tax

Band E

Construction

The property is in listed building made of traditional brick construction.

Mobile Coverage

According to Ofcom over the four largest mobile providers the reception for indoor use for voice & data is likely.

Broadband Coverage

According to Ofcom the speeds available are between 17Mbps -1000Mbps.

Property Information

We are currently awaiting further property information from the seller and will update as soon as we have this.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Westgate Street, City Center, CRF

Ground Floor Apartment Interior Area 799.48 sq ft



0 3 6 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



BARRY & THE VALE'S HOME FOR

STYLISH SALES
& LETTINGS



KNIGHTS