



22 The Grand Westgate Street

Cardiff CF10 1AR

Asking Price £130,000

HARRIS & BIRT



** This property is being sold to investors only, currently tenanted bringing in a rental figure of £1,000 pcm. **

We are delighted to offer for sale this conveniently located penthouse apartment situated on Westgate Street in the heart of the City Centre. This attractive property is within easy access to all the bars, shops and restaurants you could wish for right on your doorstep, as well as Cardiff Central train station around the corner for accessible transport links.

The accommodation comprises: entrance porch, entrance hall, spacious kitchen/living/dining room, two bedrooms and bathroom. Electric heating.

The property has an excellent rental pedigree making it a perfect investment opportunity. EPC rating D. Council Tax Band F.

The property is with the City Centre which has an abundance of amenities and local facilities including; shops both national and local, recreational facilities, cinemas, Cardiff International Arena and other theatres/entertainment venues. Cardiff's City Centre train station also provide links to other major cities including; Swansea, Newport, Bristol etc.

Accommodation

Entrance Hallway 4'8" x 14'1" (1.42m x 4.29m)

Intercom system. Electric heater. Communicating doors to all rooms. Loft Access via hatch to ceiling. Fitted carpet. Good sized storage cupboard.

Kitchen/Dining/Living Room 13'6" (max) x 34'2" (max) (4.11m (max) x 10.41m (max))

Four door run of UPVC double glazed bi-folding doors open out onto balcony with chrome and glass balustrade. Modern shaker style kitchen fitted with a range of matching wall and base units to include stainless steel sink and drainer, integral fridge/freezer, electric fan oven and hob, washing machine, dishwasher. Two wall mounted electric radiators. Wall lights throughout.

Master Bedroom 10'6" x 12'1" (3.20m x 3.68m)

UPVC double glazed window to front aspect. Electric radiator to wall. Velux window. Fitted carpet.

Bedroom Two 11'2" x 9'11" (3.40m x 3.02m)

UPVC double glazed window to front aspect. Electric radiator. Fitted carpet.

Bathroom 6'5" x 10'2" (1.96m x 3.10m)

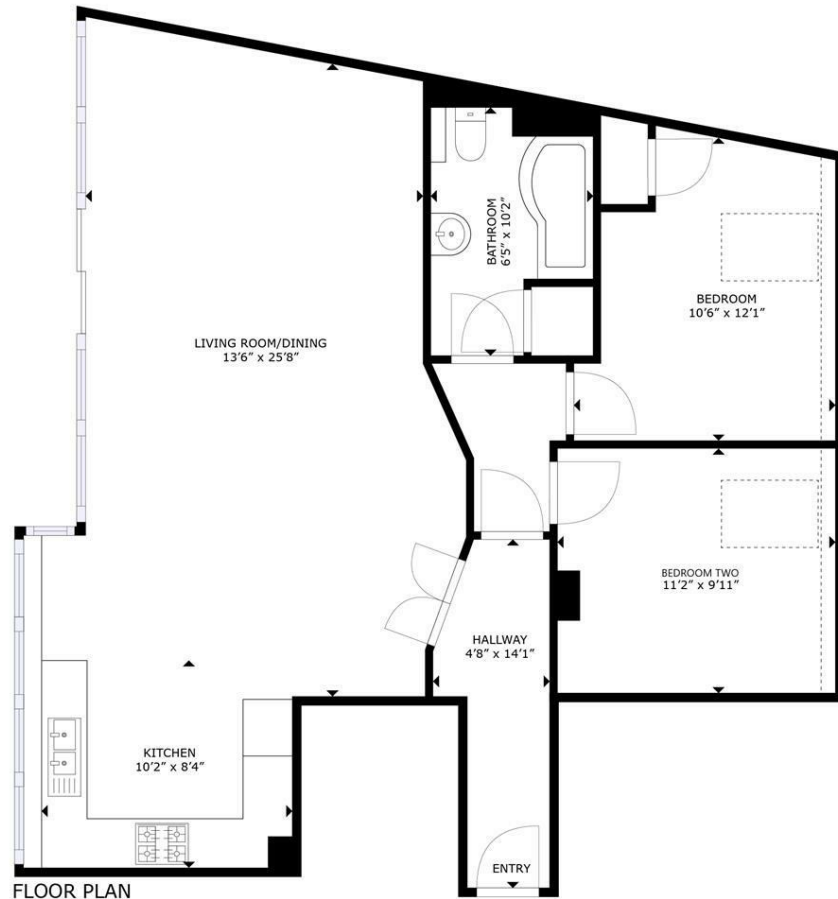
Fitted with a modern white suite - panelled bath with chrome mixer tap and shower head attachment, pedestal wash hand basin and low level WC. Electric wall heater. Half tiled walls, further skimmed walls and textured ceiling.

Tenure and Service Charge

£241.23 a month for communal maintenance, cleaning, lift maintenance and buildings insurance. Lease runs for 999 years from 2002. Approx. £100 a year ground rent. The property will be sold on a Leasehold basis.







FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN: 852 sq. ft
 REDUCE HEADROOM BELOW: 1.5 M : 12 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

