



6 The Grand Westgate Street

Cardiff CF10 1AR

£125,000

HARRIS & BIRT



We are delighted to offer for sale this conveniently located 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: spacious living/dining room, kitchen, two bedrooms with en suite to master, plus separate bathroom. Electric heating. No chain!

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

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.

Achievable rental income is £1000 per calendar month.

Accommodation

Living/Dining Room 14'2" x 15'7" (4.32m x 4.75m)

French patio doors open out onto balcony. Two wall mounted electric radiators. Skimmed walls and ceiling. Wall lights throughout. Doorway through to;

Kitchen 8'4" x 12'4" (2.54m x 3.76m)

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. Skimmed walls and ceiling. Radiator.

Master Bedroom 9'11" x 16'11" (3.02m x 5.16m)

UPVC double glazed opaque window to side aspect. Electric radiator to wall. Fitted carpet. Doorway through to;

Master En Suite 5'0" x 4'4" (1.52m x 1.32m)

Two piece suite in white comprising low level WC and pedestal wash hand basin. Part tiled walls and further skimmed walls and ceiling. Tiled flooring.

Bedroom Two 17'10" x 11'5" (5.44m x 3.48m)

UPVC double glazed window to rear elevation. UPVC double glazed patio doors onto balcony. Electric radiator. Fitted carpet.

Bathroom Two 6'7" x 10'0" (2.01m x 3.05m)

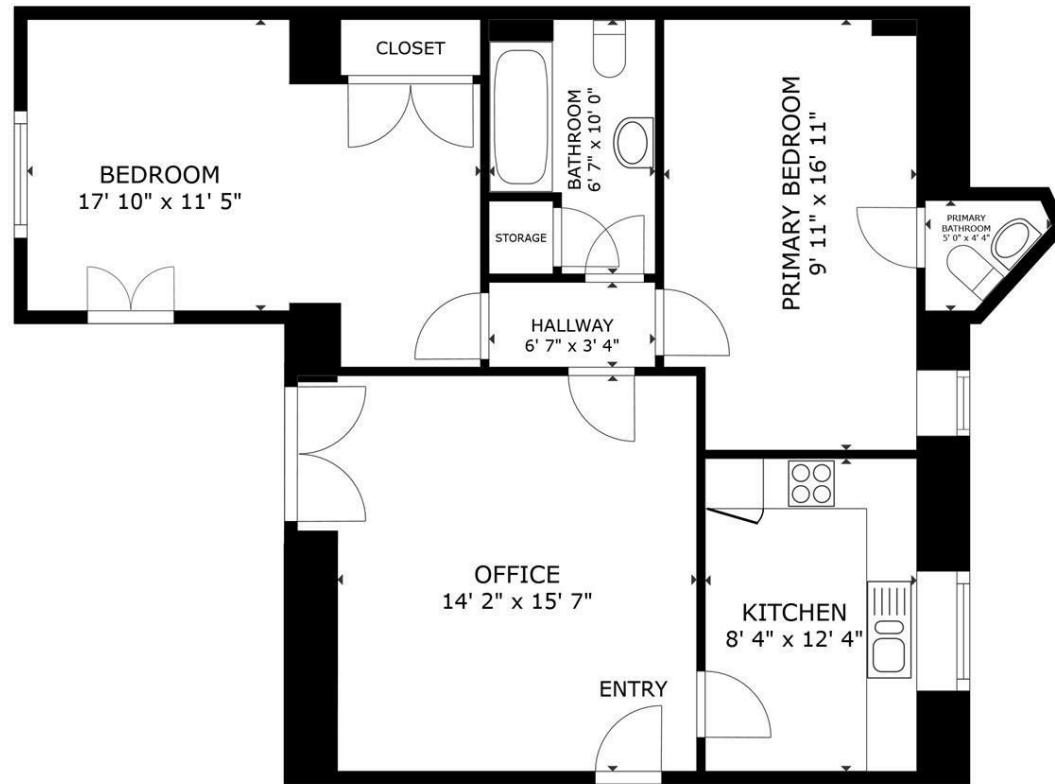
Fitted with a modern white suite - panelled bath with chrome mixer tap and shower head attachment, pedestal wash hand basin and low level WC. Electric wall heater. Half tiled splashbacks. Fitted internal window.

Tenure and Service Charge

£308 a month for communal maintenance, cleaning, lift maintenance and buildings insurance. Lease runs for 999 years from 2002. Ground Rent approx. £150 per year. The property will be sold on a Leasehold basis.



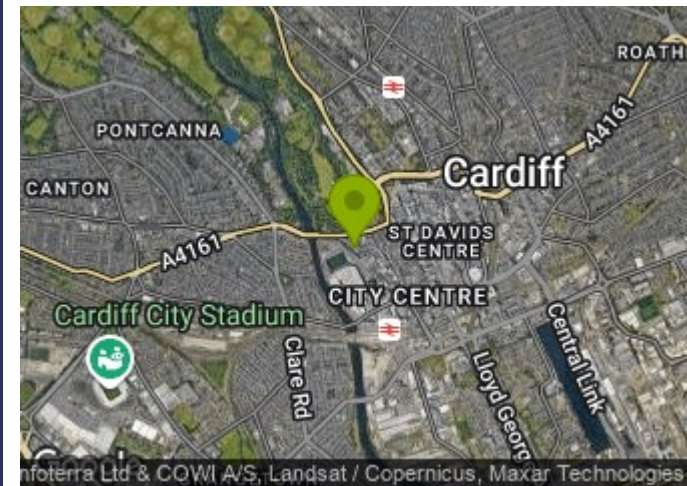




FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 852 sq.ft.
TOTAL : 852 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF

01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

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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	

