



## Flat 23 The Grand Westgate Street

Cardiff CF10 1AR

Offers Over £100,000

HARRIS & BIRT



\*\* This property is being sold to investors only, currently tenanted bringing in a rental figure of £875 pcm. \*\*

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 kitchen/living/dining room, bathroom and double bedroom. Electric heating. No chain!

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

### Kitchen/Living Room 20'3" x 19'7" (6.17m x 5.97m )

Entered via wooden front door from communal lobby. 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. Steps leads up to living space. Carpet flooring. Three UPVC double glazed windows to front aspect. Staircase leads up to bedroom.

### Bathroom 7'3" 6'9" (2.21m 2.06m)

Three piece suite in white comprising corner quadrant shower cubicle with integrated stainless steel shower and shower head attachment, low level WC and pedestal wash hand basin. Fully tiled splashbacks and further skimmed walls. Tiled flooring. Heated towel rail.

### Bedroom 10'10" x 12'7" (3.30m x 3.84m)

Accessed via staircase in living room. UPVC double glazed window to front aspect. Electric radiator to wall. Fitted carpet.

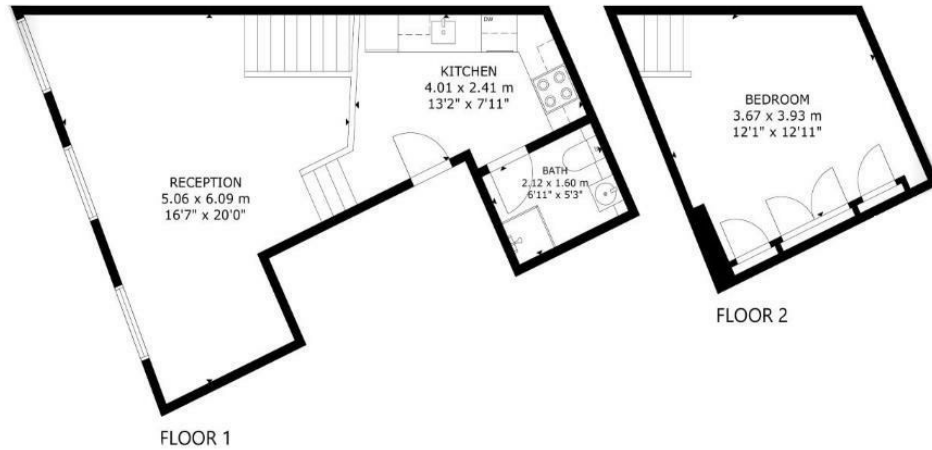
### Tenure and Service Charge

£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.









GROSS INTERNAL AREA  
TOTAL: 53 m<sup>2</sup> (570 sq ft)  
FLOOR 1: 38 m<sup>2</sup> (414 sq ft), FLOOR 2: 15 m<sup>2</sup> (166 sq ft)



# HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		58	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

