



The Grand Westgate Street, Cardiff CF10 1AR

welcome to

The Grand Westgate Street, Cardiff

This superb one bedroom apartment located in Cardiff City Centre, within a short walking distance to local amenities and transport links. This light and airy apartment benefits from beautiful views of Cardiff & has an excellent rental pedigree making the property a perfect investment opportunity!



Entrance Hall

Intercom system, electric radiator, double door to living room, door to bedroom and door to bathroom.

Kitchen / Living Room

21' 1" x 15' 11" (6.43m x 4.85m)

2 x double glazed windows to front, fitted wall and base units, washing machine, dishwasher, fridge/freezer, 1 1/2 sink and drainer, integral oven, electric hob, extractor hood, hot water tank and 2 x electric radiators.

Bedroom One

10' 7" x 12' (3.23m x 3.66m)

Double glazed window to front and built in wardrobe.

Bathroom

Partially tiled bathroom with P shaped panelled bathtub and overhead shower, wash hand basin, WC, heated towel rail, extractor fan and wall mounted mirror.



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The Grand Westgate Street, Cardiff

- Back on the market from a long rental . NO CHAIN !
- Light and airy, open plan living space
- City centre location
- Within walking distance to many amenities
- Perfect investment opportunity

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107112 - 0031

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **allen & harris**



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