







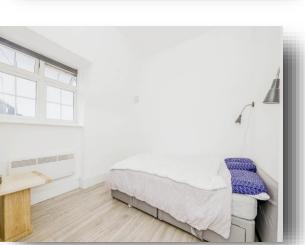
welcome to

Branksome House Westgate Street, Cardiff

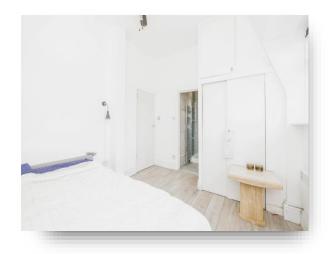
A very attractive one bedroom apartment, renovated in this very sought after period residence with 24 hours concierge set in this delightful location with very close proximity to all the shopping areas, cafes and restaurants in Cardiff city centre.

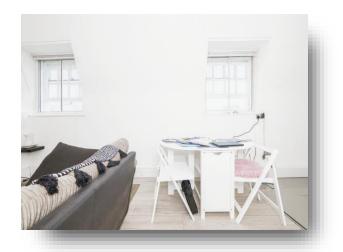












Communal Entrance Hall

Double wooden door into reception hall with step to main foyer with access to stairs, lift and door to rear entrance leading to the platform where you can enjoy practice game on the Cardiff Arm Park.

Main Living Room

10' 4" x 16' 2" (3.15m x 4.93m)

Two window to front, inset light, TV point, opening onto a modern fitted kitchen, door to leading to the bedroom.

Kitchen

7' 2" x 4' 11" (2.18m x 1.50m)

Fitted kitchen with wall and base units, plumbing for washing machine, integral oven, fridge freezer, gas hob and extractor hood, tile splash back, sink and drainer, sky light window.

Bedroom

11' 6" x 9' 2" (3.51m x 2.79m)

Window to rear aspect with pleasant views over the stadium, door to ensuite shower room.





welcome to

Branksome House Westgate Street, Cardiff

- Attractive upper floor converted apartment
- Tastefully upgraded by current owner
- Characterful building with concierge and lift
- Doorstep of Cardiff City Centre
- **Excellent transport links**

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000









view this property online allenandharris.co.uk/Property/CRP107087



Property Ref: CRP107087 - 0014 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 quidance 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.







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