



**Flat 1 St. John Street, Cardiff CF10 1GJ**

**welcome to**

## **Flat 1 St. John Street, Cardiff**

This property is located on the first floor comprising modern & spacious accommodation, one double bedroom and a rain fall shower. In the heart of Cardiff City Centre, it has access to all the local area has to offer and excellent transport links.

### **Communal Entrance Hall**

Shared communal entrance for three flats, fire door exit, stairs to all floors

### **Entrance Hall**

Storage cupboard, door to all rooms.

### **Kitchen & Living Room**

18' 5" max x 19' 8" max ( 5.61m max x 5.99m max )

The kitchen is fitted with wall and base units, fridge/freezer, dishwasher, induction hob and oven, extractor hood, wooden work top, one and a half sink and drainer, wood effect flooring and inset lights

### **Bedroom One**

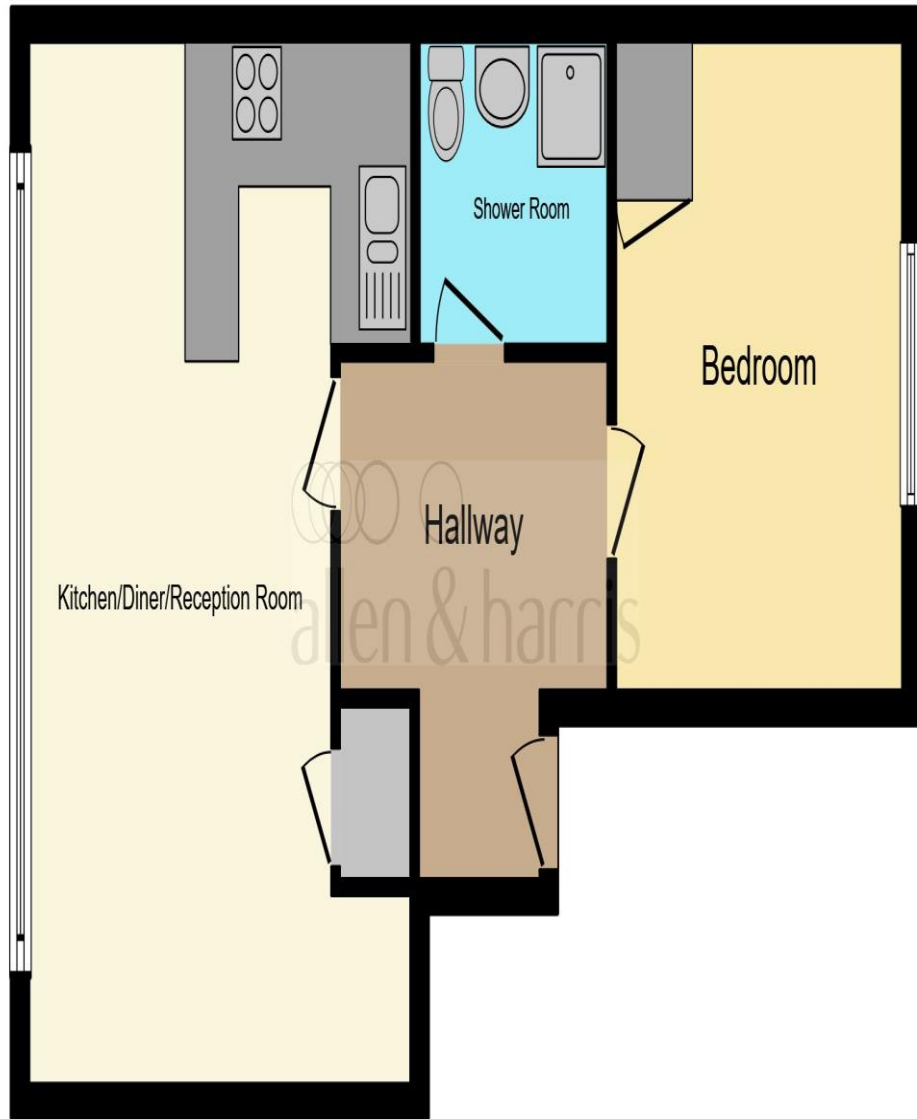
12' 4" max x 10' 5" max ( 3.76m max x 3.17m max )

Radiator, built in wardrobe and sash window to rear.

### **Bathroom**

5' 7" x 6' 8" ( 1.70m x 2.03m )

Shower room, rain fall shower head, double cubicle, plumbing for washing machine, wash hand basin, wooden work top, inset light, extractor fan.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**

**Flat 1 St. John Street,  
Cardiff**

- Just refurbished a sizeable one bedroom first floor apartment
- Substantial modern open plan living room & kitchen
- Double bedroom and modern shower room with rain fall shower
- NO CHAIN ! AIR B & B AVAILABLE ON THIS PROPERTY
- CITY CENTRE LOCATION

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



**view this property online** [allenandharris.co.uk/Property/CRP107201](https://allenandharris.co.uk/Property/CRP107201)



Property Ref:  
CRP107201 - 0013

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