

The Aspect Queen Street, Cardiff CF10 2GP



welcome to

The Aspect Queen Street, Cardiff

A wonderful sized three bedroom upper floor modern apartment, set in the heart of Cardiff City Centre. This property benefits from all that Cardiff has to offer, amenities such as two shopping centres, cafe's, bar's, eateries and also excellent local trasnposrt links.













Communal Hall

The property benefits from a 24 hour concierge security entrance service and reception, with seating area, , fob controlled door entry system and serviced lift, the car park is opposite the reception.

Entrance Hall

Wood effect flooring, doors to all rooms, ceiling lights, electric radiator, wooden front door.

Lounge / Diner

23' 3" max x 14' 4" max (7.09m max x 4.37m max) Wood effect flooring, double glazed window to rear, double glazed door to balcony area, electric radiators, sliding door to bedroom three (or an extension to the living room)

Kitchen

9' 9" max x 7' 3" max (2.97m max x 2.21m max) Wood effect flooring, a range of base and wall mounted cabinets with wood effect countertops, Electric four ring hob and extractor fan above ,electric oven and grill, integrated washing machine and dishwater, space for fridge freezer.

Bedroom One

14' max x 9' 4" max (4.27m max x 2.84m max) Wood effect flooring, electric radiator, double glazed window to side, storage cupboard and door to ensuite.

En-Suite

Shower cubicle, wash hand basin, wc, heated towel rail, partially tiled

Bedroom Two

14' 7" max x 8' 6" max (4.45m max x 2.59m max) Wood effect flooring ,double glazed window to side and electric radiator.

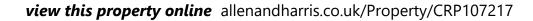
Bedroom Three

14' 7" max x 7' 7" max (4.45m max x 2.31m max) Wood effect flooring , double glazed window to side ,electric radiator and door to the balcony. Decked balcony area with railings.



Bathroom

7' 4" max x 7' 3" max (2.24m max x 2.21m max) Part tiled walls, WC, wash hand basin, extractor fan, bath unit with shower head over bath, storage cupboard housing water tank system and air ventilator.





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The Aspect Queen Street, Cardiff

- Spacious City living apartment
- Three bedrooms, ensuite to the main bedroom
- Excellent size open Living room
- Modern fitted kitchen
- Undercroft parking space

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000





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Property Ref:

CRP107217 - 0024

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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