

Queen Street, Cardiff CF10 2GP



welcome to

Queen Street, Cardiff

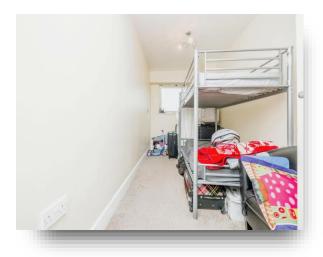
This wonderful apartment is located close to shops, eateries and transport links. It is very nicely presented apartment benefiting from two good sized bedrooms, an ensuite, secure parking and a contemporary fitted kitchen, great views of City Centre and beyond.













Entrance Hall

Wood effect flooring, airing cupboard, radiator, door to all room and storage cupboard.

Lounge & Diner

Wood effect flooring, television point, double glazed window to side, door to balcony with attractive views.

Kitchen

25' 4" max x 14' 5" max (7.72m max x 4.39m max) Fitted kitchen with base and curved units, induction hob and oven with extractor hood, radiator, plumbing for washing machine and integral fridge, sink and drainer.

Bedroom One

15' 4" max x 9' 2" max (4.67m max x 2.79m max) Double glazed window to side, radiator, built in wardrobe, door to en suite

En Suite

Shower cubicle, wash hand basin, wc, fully tiled and wall mounted heater.

Bedroom Two 15' 4" max x 6' 1" max (4.67m max x 1.85m max) Double glazed window to rear, electric radiator

Bathroom

8' 5" max x 6' 1" max (2.57m max x 1.85m max) Paneled bath, wash hand basin, wc, heated towel rail, fully tiled, spa bath and mixer tap.





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- Upper floor spacious apartment with views over the bay and the Bristol Channel
- Generous open plan living room & diner Through to modern kitchen
- Two double bedroom one ensuite
- Attractive bathroom with spa bath
- Secure parking, NO CHAIN !

Tenure: Leasehold EPC Rating: D

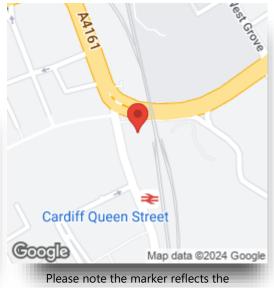
This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£195,000









Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref: CRP107317 - 0017 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

view this property online allenandharris.co.uk/Property/CRP107317

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