



28a High Street, CARDIFF CF10 1PU

welcome to

28a High Street, CARDIFF

- Outstanding American style loft apartment
- Superb and spacious living space (over 55 FT Long)
- Heart of Cardiff city centre location
- Brilliant choice of Cafes & restaurant on the door steps
- Excellent links to Bristol & London via Cardiff station within minutes' walk from the property

Tenure: Leasehold EPC Rating: Awaited

offers in excess of

£170,000

view this property online allenandharris.co.uk/Property/CRP107423

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold marks



Property Ref:

CRP107423 - 0002

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.

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Communal Hall

Intercom system, stairs to all floor, door to hall way .

Reception Hall

17' 5" x 4' 7" (5.31m x 1.40m)
Wooden flooring, electric radiator, door to shower room and the main living room.

Shower Room

9' 8" x 7' 6" (2.95m x 2.29m)
Walk-in shower, wc, wash hand basin wall mounted mirror with concealed cabinet, extractor fan, airing cupboard.

Open Plan Living Room

55' 9" x 14' 3" (16.99m x 4.34m)
Splendid open plan living room comprising fitted kitchen with stainless steel work surfaces, stainless steel butcher table on wheel, dual sink and drainer, integral oven and hobs, built-in fridge and freezer, washing machine, extractor fan, composite wood effect flooring , sky light a range of wardrobe and fitted units, wood flooring, feature wall with TV point, two reach window with secondary glazing and colonial style shutter.



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