



Branksome House Westgate Street, Cardiff CF10 1DF

welcome to

Branksome House Westgate Street, Cardiff

This lovely apartment offers stunning views of Cardiff arms Park, and is a short walk from all local amenities and transport links, including two shopping centres and bus and train stations. This wonderful one bedroom apartment is spacious but offers contemporary and modern features.

Entrance Hall

Original block flooring, intercom, built in storage cupboard, dual access to living room, bedroom and bathroom.

communal area cleaning, external window cleaning, building and front garden maintenance, domestic refuse and recycling collection and mains water and water heating charges.

Lounge

21' x 12' 5" (6.40m x 3.78m)

Two radiators, cast iron fire place, wood block flooring.

Kitchen

6' 3" x 8' (1.91m x 2.44m)

Wall and base unit, integral oven, electric hob, extractor hood, washing machine, wall mounted boiler, ceramic flooring, original sash windows to back (which overlooks Cardiff Arm's Park), obscure window to side, tile splash back.

Bedroom One

12' max x 11' 3" max (3.66m max x 3.43m max)

Wood block flooring, radiator, original sash window to rear over looking Cardiff Arms Park.

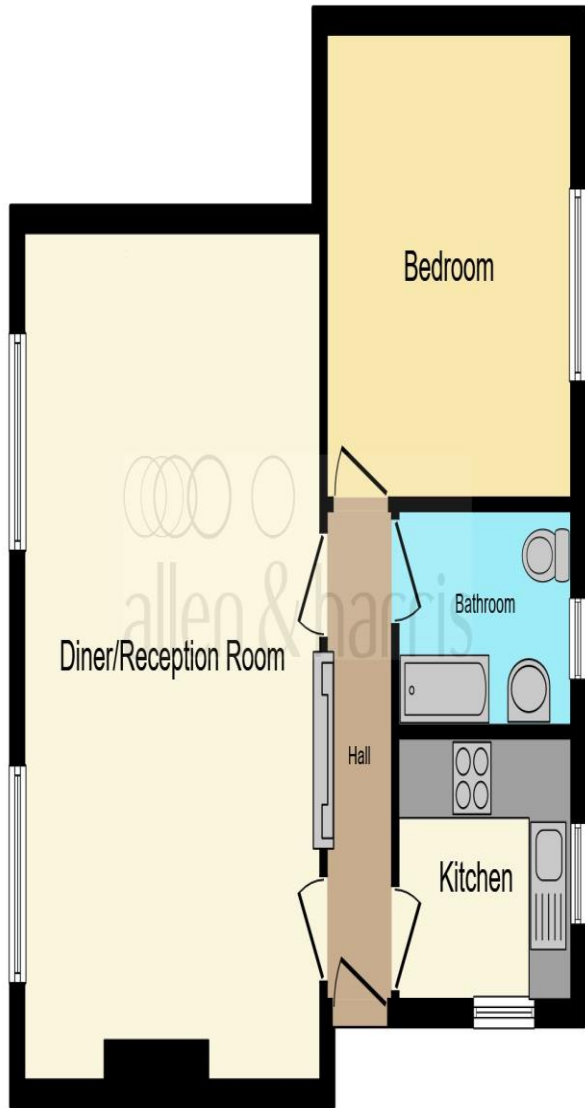
Bathroom

8' 2" x 5' 3" (2.49m x 1.60m)

Paneled bath, shower head with mixer, wash basin with built in vanity mirror, WC, radiator, partially tiled, obscured original sash window.

Communal Area & Facilities

Impressive neo-Georgian entrance, apartment accessed by stairs/elevator, alternative entrance with partial ramp available via central Castle Court entryway, communal bicycle storage via fire door to rear of lobby, 24 hour concierge and manned security, access to basement car park (by separate contract with NCP - additional cost), on-street permit parking available nearby (see Cardiff Council website). Other communal facilities include



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to

Branksome House Westgate Street, Cardiff

- Central location
- Views of Cardiff Arms Park
- Contemporary and modern features
- Excellent transport links
- 24/7 Concierge Service

Tenure: Leasehold EPC Rating: D

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 packs.

£140,000



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Property Ref:
CRP107458 - 0003

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