



Warwick House Westgate Street, Cardiff CF10 1DH

welcome to

Warwick House Westgate Street, Cardiff

Located in the heart of Cardiff City Centre, situated in the very prestigious Warwick House on Westgate Street. Perfect for Investment & First Time Buyers! This dwelling is ideal for anyone looking to live a City lifestyle.



Entrance Hall

3' 8" max x 22' 8" max (1.12m max x 6.91m max)

Original parquet flooring, access to all rooms, coat rack and Intercom system.

Lounge

14' 7" max x 10' 8" max (4.45m max x 3.25m max)

Original parquet flooring, TV & Internet points, original window to front with views of Westgate Street, fire place, vaulted ceiling and Open Plan into Dining Room.

Dining Room

14' 7" max x 9' 2" max (4.45m max x 2.79m max)

Gas radiator, electric points and original windows.

Kitchen

8' 2" max x 9' 2" max (2.49m max x 2.79m max)

Original window to rear, tiled flooring, vaulted ceiling, partially tiled walls, integral fridge/freezer, gas hob with AEG extractor hood, sink & drainer and corian worktops.

Wc

2' 6" max x 5' 2" max (0.76m max x 1.57m max)

Partially tiled walls, fully tiled flooring, WC and frosted window to rear.

Bedroom One

13' 8" max x 9' 5" max (4.17m max x 2.87m max)

Wood doors, built in wardrobe, original window to front with views of Westgate Street, original parquet flooring, vaulted ceiling and TV & Internet points.

Bedroom Two

Double door access to Balcony with views of Cardiff Arms Park, gas radiator, space for double bed, vaulted ceiling and original parquet flooring.

Shower Room

8' 1" max x 5' 6" max (2.46m max x 1.68m max)

Tiled flooring & walls, sink, wall & base units, heated towel rail, double shower cubicle and frosted window to rear.



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Warwick House Westgate Street, Cardiff

- Spacious Two Double Bedroom Apartment
- Original Flooring & Features.
- Private Balcony With Views of Cardiff Arms Park.
- City Centre Location
- Excellent Transport Links

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 5908.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 08 Nov 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107619 - 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.


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