

Warwick House Westgate Street, Cardiff CF10 1DH



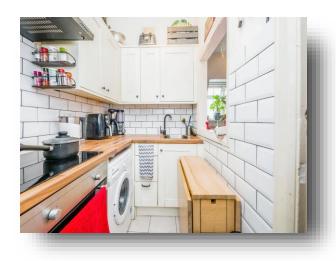
welcome to

Warwick House Westgate Street, Cardiff

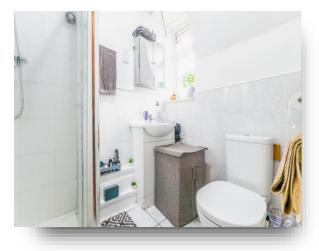
This Fifth Floor studio apartment in the heart of Cardiff, is a short walk from all the amenities that the City Centre has to offer, including ample cafe's & eateries, bar's & night-life, two shopping centres, museums & green spaces such as Sophia Gardens & Bute Park. Viewing is highly recommended.

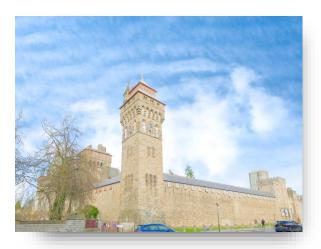












Entrance Hall

2' 9" max x 2' 7" max (0.84m max x 0.79m max) Access to Lounge / Bedroom and Kitchen & Intercom System.

Lounge / Bedroom

17' 5" max x 10' 3" max (5.31m max x 3.12m max) Double glazed window to rear, two gas radiators, door to Bathroom and original parquet flooring.

Kitchen

7' 9" max x 4' 9" max (2.36m max x 1.45m max) Wall & base units, sink, breakfast / service hatch, tiled splash back, stainless steel sink with mixer tap, Skylight, induction hob, extractor hood and integrated fridge/freezer & washing machine.

Bathroom

4' 9" max x 6' 2" max (1.45m max x 1.88m max) WC, wash hand basin with vanity unit, shower cubicle, wall mounted storage cupboard, obscured double glazed window to rear, gas radiator, tiled flooring & partially tiled walls.





welcome to

Warwick House Westgate Street, Cardiff

- Well Presented One Bedroom Fifth Floor Apartment
- Open Plan Lounge / Bedroom
- City Centre Location
- Excellent Transport Links
- Resident Parking Available

Tenure: Leasehold EPC Rating: D

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.

offers over

£90,000





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Property Ref:

CRP107682 - 0012

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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postcode not the actual property

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