



**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.



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## **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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP107682 - 0012

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