



**Warwick House Westgate Street, Cardiff CF10 1DH**



**welcome to**

**Warwick House Westgate Street, Cardiff**

This spacious, elegant apartment on Westgate Street is the largest apartment in the prestigious Castle Court period Mansion block. Large lounge/dining room filled with natural light. Beautifully decorated throughout, Perfect city centre base. 24hr concierge, fire safety security plus lift.



### **Entrance Hall**

20' 2" Max x 3' 8" Max ( 6.15m Max x 1.12m Max )  
Access to all rooms, Intercom system, Storage  
Cupboard & Carpeted Flooring.

### **Living/ Dining Room**

24' 6" Max x 14' 8" Max ( 7.47m Max x 4.47m Max )  
Original three sash windows overlooking Westgate  
Street with Secondary Glazing, Gas Coal effect fire to  
Fire place, Electric storage heater. Ceiling Fan,  
Carpeted Flooring, TV Point, Electric Points &  
Internet Point.

### **Kitchen**

10' 1" Max x 8' 1" Max ( 3.07m Max x 2.46m Max )  
Oven & Stove, Washing Machine, Dishwasher, Sash  
Window with secondary glazing, Wall & Base units,  
Sink, Fridge & Freezer.

### **Bathroom**

8' 5" Max x 7' 6" Max ( 2.57m Max x 2.29m Max )  
WC, Bath with Shower, Vanity & Storage Unit, Electric  
Heater, Bidet.

### **Bedroom 1**

13' 2" Max x 14' 8" Max ( 4.01m Max x 4.47m Max )  
Sash window with secondary glazing, Carpeted floor,  
Electric Heater, Electric Points.

### **Bedroom 2**

12' 7" Max x 8' 5" Max ( 3.84m Max x 2.57m Max )  
Double glazed windows, Double doors access to  
private Balcony with Views of Cardiff Arms Park,  
Electric Heater, Electric Points, Carpeted floor.



***check out more properties at*** [allenandharris.co.uk](http://allenandharris.co.uk)



**welcome to**

## **Warwick House Westgate Street, Cardiff**

- Prestigious city centre Mansion block
- Characterful interior, original features
- Large, elegant lounge/dining room ideal for entertaining
- Private balcony overlooking Cardiff Arms Park
- No Chain!

Tenure: Leasehold EPC Rating: C

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.

# £230,000



Please note the marker reflects the postcode not the actual property

**check out more properties at [allenandharris.co.uk](https://allenandharris.co.uk)**



Property Ref:  
CRP107712 - 0004

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**029 2022 5700**



[Pontcanna@allenandharris.co.uk](mailto:Pontcanna@allenandharris.co.uk)



209 Cathedral Road, Pontcanna, CARDIFF,  
South Glamorgan, CF11 9PN



**[allenandharris.co.uk](https://allenandharris.co.uk)**