



**The Grand Westgate Street, Cardiff CF10 1AR**



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## **The Grand Westgate Street, Cardiff**

A large, two-bedroom apartment with two bathrooms in the heart of Cardiff. Recently upgraded with premium windows, serviced electrics and boiler, and structural improvements to the en suite. Fully let at £1,000/month and positioned just two minutes from Cardiff Central Station.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Hallway

3' 2" Max x 7' 2" Max ( 0.97m Max x 2.18m Max )  
Well-sized central hallway with integrated storage and access to all rooms.

## Lounge

19' 5" Max x 23' 9" Max ( 5.92m Max x 7.24m Max )  
Features include new premium tilt and turn double glazed windows, new heating units, and upgraded fittings. An alcove provides an ideal spot for a home office.

## Kitchen

6' 3" Max x 14' 5" Max ( 1.91m Max x 4.39m Max )  
Fully fitted kitchen. Expansive space with defined zones for cooking, dining, and relaxing.

## Bedroom One

15' 6" Max x 9' 8" Max ( 4.72m Max x 2.95m Max )  
Large double room with en suite, newly fitted heating, and natural light and ventilation from new tilt-and-turn windows.

## En Suite

Structurally reinforced flooring and leak repair recently completed. Compact and functional with shower, WC, and basin.

## Bedroom Two

9' 6" Max x 11' 9" Max ( 2.90m Max x 3.58m Max )  
Second double room, also fitted with new heating and premium tilt and turn windows.

## Bathroom

6' 3" Max x 9' 8" Max ( 1.91m Max x 2.95m Max )  
Ample space with bathtub, overhead shower, WC, and basin.



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## **The Grand Westgate Street, Cardiff**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- One of the largest layouts in The Grand with Two double bedrooms, two bathrooms- En suite to main bedroom
- Spacious open-plan kitchen/living area with dedicated office space

Tenure: Leasehold EPC Rating: E

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.

guide price

**£125,000**



### **directions to this property:**

From Cardiff Central Station, turn right onto Westgate Street.

The Grand is located just past the Principality Stadium on the left-hand side.

Walking time: approx. 2 minutes.

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP107755 - 0007

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