



**Kenilworth House Westgate Street, Cardiff CF10 1DJ**

**welcome to**

**Kenilworth House Westgate Street, Cardiff**

Stylish one-bedroom apartment in the heart of the city, blending modern design with period charm. Features vaulted ceilings, original sash windows, and spacious interiors. Ideal for professionals seeking a luxurious city lifestyle.



### **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.



### **Entrance Hall**

10' 8" max x 7' 3" max ( 3.25m max x 2.21m max )

Access to all rooms, Parquet flooring

### **Lounge**

12' 6" max x 15' 1" max ( 3.81m max x 4.60m max )

Original parquet flooring, Electric points, TV point, Vaulted Ceiling, Double aspect sash windows.

### **Kitchen**

12' 4" max x 5' 4" max ( 3.76m max x 1.63m max )

L shaped base units, Integrated oven, electric hob, sink and drying area, 2 Windows to rear, Electric points, Plumbing for washing machine, Electric radiator

### **Bedroom One**

9' 5" max x 12' 6" max ( 2.87m max x 3.81m max )

Sash window, Electric radiator, Parquet flooring, Electric points.

### **Bathroom**

4' 6" max x 8' 2" max ( 1.37m max x 2.49m max )

Partially tiled walls, Tiled floor, Frost sash window to rear, WC, Handwash basin, Bath with shower, Heated towel rail.

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## **Kenilworth House Westgate Street, Cardiff**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious 1 Bedroom apartment
- Stunning original features

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

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

**£105,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP107804 - 0003

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