









## welcome to

# **The Grand Westgate Street, Cardiff**

A recently redecorated and spacious one bedroom apartment with Juliet balcony. The accommodation comprises an excellent living room and diner with a modern kitchen & breakfast bar, one double bedroom and a modern bathroom set in the heart of Cardiff. Call now!













#### **Communal Entrance Hall**

Entered via intercom system, access to stairs and lift, upper floor with split level stairs case into inner hall .

#### **Hallway**

L shaped hall way, electric radiator, boiler cupboard, door to all rooms.

### **Openplan Living Room & Kitchen**

Irregular Shaped Room 23' 1" Max x 11' 1" Max ( 7.04m Max x 3.38m)

Open plan living room with Double glazed French door into a Juliet balcony, TV point, breakfast bar into kitchen fitted with wall and base units, free standing fridge & freezer, washing machine/dryer, integral dishwasher and oven, electric hobs and extractor hood, stainless steel splash back, an sink and drainer.

#### **Bedroom**

11' 1" Max x 9' 1" Max ( 3.38m Max x 2.77m Max ) Double glazed French door to Juliet balcony to rear, built-in wardrobe, electric radiator, wall light.

#### **Bathroom**

6' Max x 7' 1" Max ( 1.83m Max x 2.16m Max ) Bath with shower overhead with mixer tap, fully tiled, wash hand basin with lighted vanity mirror, electric heated towel rail, extractor fan, ceramic tile flooring





### welcome to

## The Grand Westgate Street, Cardiff

- Recently renovated bathroom with bath and shower
- Large Hallway with space for a desk
- Bright living and bedroom with floor to ceiling windows with two juliet balconies
- One double bedroom with built-in wardrobe
- Tenant in situ

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3638.00

Ground Rent: 100.00

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.

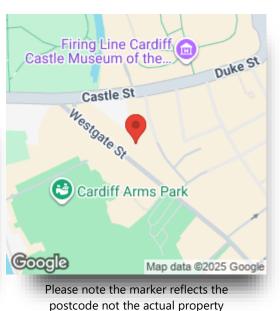
offers in excess of

## £130,000









view this property online allenandharris.co.uk/Property/CRP107830



Property Ref: CRP107830 - 0014 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.



029 2022 5700



allen & harris

Pontcanna@allenandharris.co.uk



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



allenandharris.co.uk

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.