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Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Warwick House,
Westgate Street, City Centre,
Cardiff CF10 1DH

Guide Price £99,950 to £109,950
Leasehold – 979 Years Approx.

Westgate Street City Centre, Cardiff, CF10 1DH

Overview

- GUIDE PRICE: £99,950 to £109,950 - (LANDLORD/ INVESTORS ONLY)
- CITY CENTRE STUDIO APARTMENT - 4th FLOOR
- CURRENTLY TENANTED - PAYING £595 PCM (BUT WILL INCREASE TO £800 PCM)
- EXCELLENT CENTRAL LOCATION
- GREAT TRANSPORT LINKS
- DISCOUNTED NCP PERMIT PARKING AVAILBLE
- RESIDENT PARKING PERMIT - COLDSTREAM TERRACE (£15 PER YEAR APPROX.)
- LIFT ACCESS TO APARTMENT
- COMMUNAL GAS CENTRAL HEATING (WINTER MONTHS)
- LEASEHOLD - 979 YEARS APPROX.



NO CHAIN!!!
ATTENTION LANDLORDS/ INVSTORS
4th FLOOR STUDIO APARTMENT LOCATED IN THE HEART OF CARDIFF CITY CENTRE - SECURITY DOOR ENTRY SYSTEM - LIFT ACCESS TO APARTMENTS - GOOD SIZE LIVING AREA & BEDROOM with HERINGBONE PARQUET FLOORING - OPEN-PLAN TO KITCHEN - SHOWER ROOM - HIGH CEILING - ALL ELECTRIC BILLS - (COMMUNAL GAS CENTRAL HEATING IN THE WINTER MONTHS) - LONG LEASE - 979 YEARS APPROX.



MR HOMES are delighted to Offer **FOR SALE** this 4th Floor Studio Apartment, briefly comprising; Communal Entrance from Westgate Street, Staircase & Lift Access to the 4th Floor Communal Landing, Door into Entrance Hall, Open-Plan Living Area & Bedroom, Opens to the Kitchen also with Large Service Hatch & a Shower Room. Access to the Rear Fire Escape with Views Over Cardiff Blues Rugby Stadium. You can apply for a Resident Parking Permit via Cardiff Council for Coldstream Terrace*(5 mins walk) As Advised by Vendor* The Apartment has uPVC Double Glazed Windows. Communal Gas Central Heating Radiators (Winter Months Only), The Apartment is All Electric.



EPC Rating = D. Council Tax Bill = C.
WWW.MR-HOMES.CO.UK
FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...

Communal Entrance with Door Entry System

Lift & Staircase to All Floors.

4th Floor Communal Landing

Entrance Hall

2' 9" x 2' 7" (0.84m x 0.79m)

Bi-Folding Door to Living Area & Bedroom, Wall Mounted Electric RCD Consumer Unit.

Living Area & Bedroom

17' 11" max x 10' 2" max (5.46m x 3.10m)

Woodblock 'Herringbone Design' Parquet Flooring, 2x Radiators, Dado Rail, uPVC D/g Windows to Rear, Doorway & Large Service Hatch to Kitchen, Door into Shower Room.

Kitchen

8' 1" x 4' 11" (2.46m x 1.50m)

Tiled Flooring, Matching Wall & Base Units with Work Surfaces Over & Tiled Splashbacks, Stainless Steel Sink with Mixer Tap, 4x Ring Ceramic Hob with Extractor Hood Over, Electric Oven, Plumbed for Washing Machine, Space for Tall Fridge-Freezer, Skylight to Ceiling.

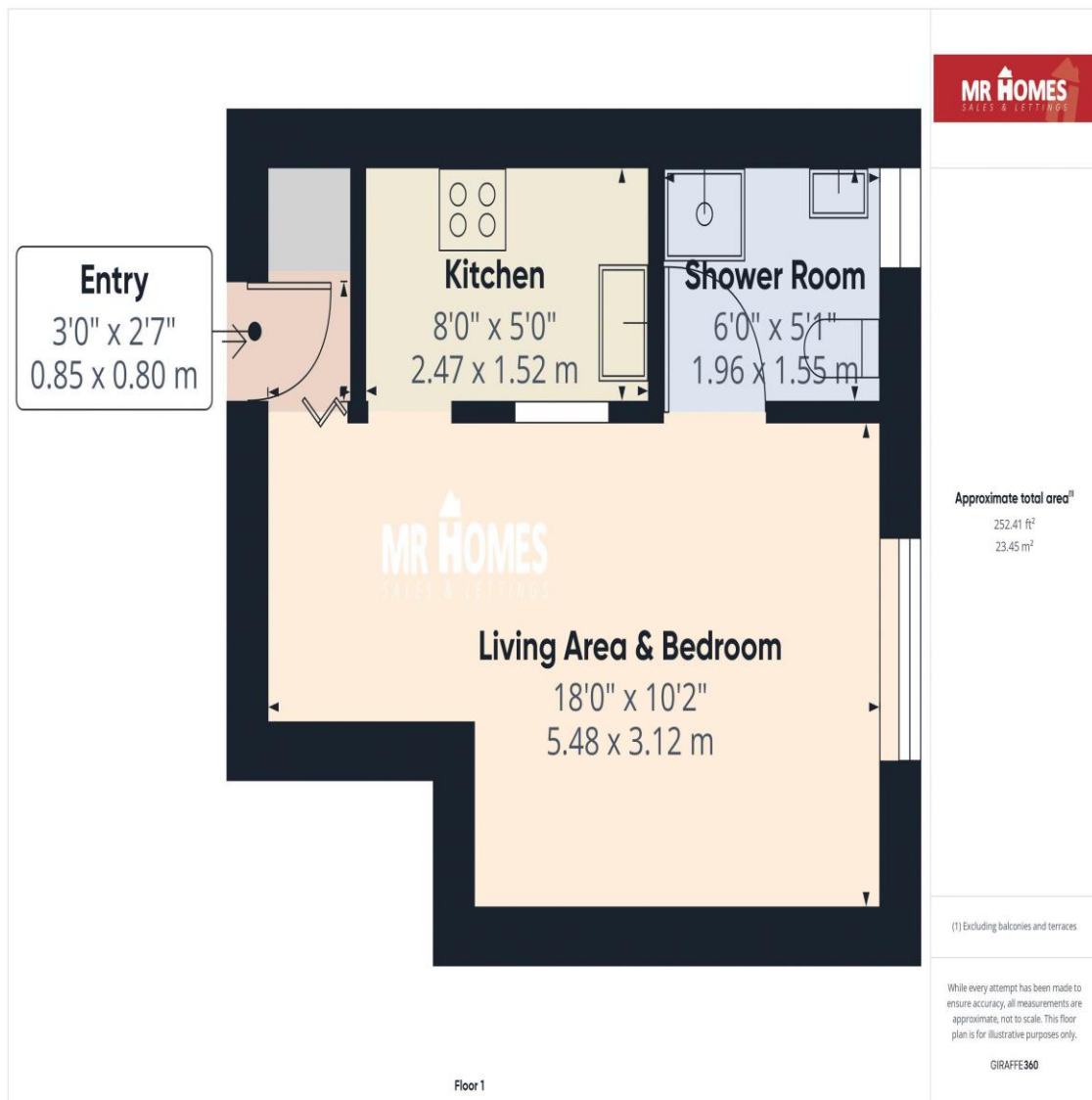
Shower Room

6' 5" x 5' 1" (1.95m x 1.55m)

Resident Permit Parking Scheme - Coldstream Terrace (Charges Apply)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CARDIFF OFFICE

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