



Brunswick Street

|| Cardiff | CF5 1LN



BRUNSWICK STREET

Guide Price £140,000

A beautifully refurbished one-bedroom top-floor apartment situated in ever-popular Canton.

The property is well presented throughout, having been recently refurbished. It is offered for sale with no onward chain, an extended lease and could be an ideal purchase for a first-time buyer, downsizer or as an investment.

York House is close to Thompsons park, Victoria park and a huge range of attractive amenities including bars, restaurants, boutiques and shops. The property also offers easy distance to Cardiff city centre.

The accommodation, in brief, comprises a hall, kitchen, living room, bedroom and bathroom.

Please call Hern & Crabtree, Pontcanna for more information.



Hall

Enter from the communal hallway with stairs rising to the top floor. The front door opens to a hall with radiator. Fitted storage cupboard. Loft access hatch. Intercom phone.

Living Room

13'11" max x 12'6" max

Double glazed window. Double glazed skylight windows. Radiator. Fitted storage cupboard with concealed gas combination boiler. Door leading to:

Kitchen

7'10" max x 6'5" max

Double glazed skylight window. Wall and base units with contrasted worktops over. Integrated Lamona four ring electric hob with tiled splashback and cooker hood over. Integrated Lamona oven. Stainless steel one bowl sink. Space for fridge freezer. Plumbing for washing machine.

Bedroom

10'5" max x 9'5" max

Two double glazed skylight windows. Radiator.

Bathroom

Double glazed skylight window. W/C and wash hand basin. Vanity cupboard. Bath with mixer tap and glass splashback screen. Heated towel rail. Wood effect laminate herringbone flooring.

Tenure

Leasehold. 152 years remaining on the lease. £50 per annum ground rent. £16 per quarter for communal electric.

CAD

Where we have used computer aided designed images (CAD), these are purely for illustration purposes and are not always to scale. We would recommend that potential buyers check measurements of rooms and furniture before exchange of contracts. Hern and Crabtree cannot take any responsibility if CAD images misrepresent true sizes. CAD images are intended for visual effect only.

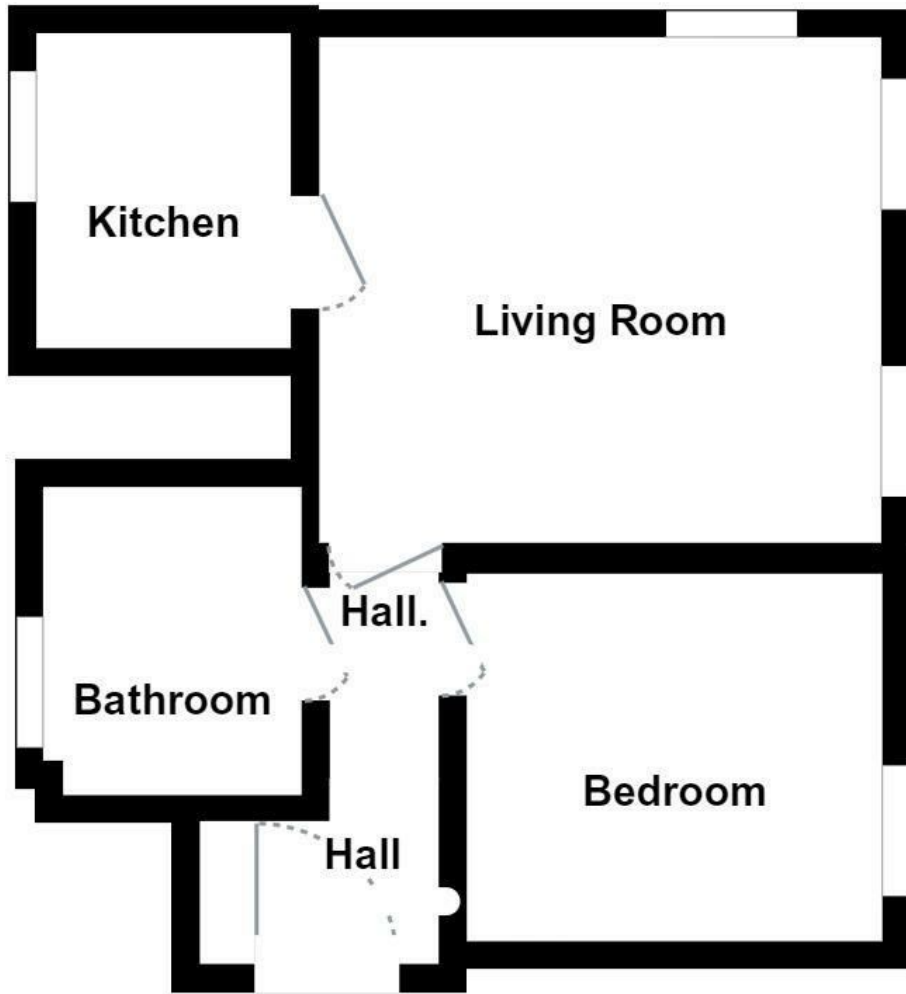
Disclosure of Interest

Disclosure of interest - this property is being sold by an employee of Hern & Crabtree.



Call Hern & Crabtree to arrange a viewing on **02920 228135**

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	58
England & Wales	EU Directive 2002/91/EC	



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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.