

Wellington House

LEWIS STREET, CARDIFF, CF11 6JY

GUIDE PRICE £150,000

Hern &
Crabtree



Wellington House

A stunning apartment in a central location with outstanding views and no onward chain.

The apartment is accessed by lift or stairs, with secure entry to the inner corridor. The property boasts a large entrance hall with plenty of space for coats and storage. The stylish, bright, light living/ dining room is open plan to the kitchen, features floor to ceiling windows and is a fantastic area for relaxing or entertaining. The bedroom is another beautiful room with built-in wardrobes and outstanding elevated views from dual aspect floor to ceiling windows.

Viewing highly recommended.



757.00 sq ft

Hallway

Enter from the communal hallway. Electric radiator. Video intercom. Wooden laminate flooring.

Kitchen/Diner

14'0" max x 10'6" max

Double glazed full length window. Wall and base units with worktops over. Integrated four ring electric hob with glass splashback screen and cooker hood over. Integrated oven. Stainless steel one bowl sink and drainer with pull out mixer tap. Integrated slimline dishwasher. Integrated fridge freezer. Kitchen island with storage and space for seating. Wooden laminate flooring.

Storage

Plumbing for washing machine. Fitted storage. Hot water tank.

Lounge

14'0" max x 11'10" max

Double glazed full length windows. Wooden laminate flooring. Electric radiator.

Bedroom

15'11" max x 14'10" max

Two double glazed full length windows. Electric radiator. Fitted wardrobes.

Bathroom

7'10" max x 6'6" max

W/C and wash hand basin. Bath with fitted shower over and glass splashback screen. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Tenure

Leasehold. 255 years from 2016 with 225 years remaining. Annual ground rent £250. Annual service charge £2,800.

Additional Information

Council Tax Band C (Cardiff). EPC rating C.

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

