



**Flat 22 Branksome House Westgate Street, Cardiff, CF10 1DF**  
**£895 Per Month**

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# Flat 22 Branksome House Westgate Street, Cardiff, CF10 1DF

## £895 Per Month



### Prime City Centre Living

Welcome to Branksome House, a prime location studio apartment on the 4th floor, offering an exceptional city living experience in the heart of Cardiff. This recently refurbished property is perfect for professionals seeking a central bolthole or rugby enthusiasts wanting to be near the iconic Principality Stadium.

### Modern Living Space

12'9" x 12'11" (12'9" x 12'10") max (3.91 x 3.94 (3.90 x 3.93) max)

Upon entering, you are greeted by a well-sized entrance hall with carpeted flooring and a built-in storage cupboard, providing ample space for your belongings. The open-plan studio room is designed for both living and sleeping, with large windows that flood the space with natural light. The room features a wall mounted electric heaters, adding a cozy touch to this modern space.

### Stylish Kitchen

6'9" x 8'5" (2.06 x 2.59)

The separate kitchen is both stylish and functional, equipped with a range of base and eye-level units, a stainless steel sink, and modern appliances, including an electric oven, four-ring gas hob with an overhead extractor, washing machine, and under-counter fridge. The ceramic tiled flooring and tiled splashbacks enhance the kitchen's sleek design, making it a delightful space for cooking.

### Contemporary Bathroom

5'1" x 8'6" (1.55 x 2.59)

The bathroom is fitted with a contemporary white three-piece suite, comprising a low-level WC, pedestal wash basin, and panelled bath with a shower mixer attachment. The space is finished with ceramic tiled flooring and matching splashbacks, offering a clean and modern look.

### Breathtaking Views

One of the standout features of this apartment is the walkway balcony, providing stunning views over Cardiff Arms Park. This is a perfect spot for enjoying the vibrant city atmosphere and the excitement of game days, making it an ideal home for rugby fans.

### Location and Amenities

Situated on Westgate Street, the apartment offers unparalleled access to Cardiff's best attractions. A short walk will take you to Bute Park, perfect for a leisurely stroll, or to St. David's shopping centre for all your retail needs. Cardiff Central Train Station is also nearby, ensuring easy connectivity for commuters.

### Security and Convenience

The property benefits from a secure intercom entry system and on-site concierge, providing peace of mind and convenience for residents. The building is equipped with elevators, allowing easy access to the fourth floor and beyond.

### Ideal for Professionals

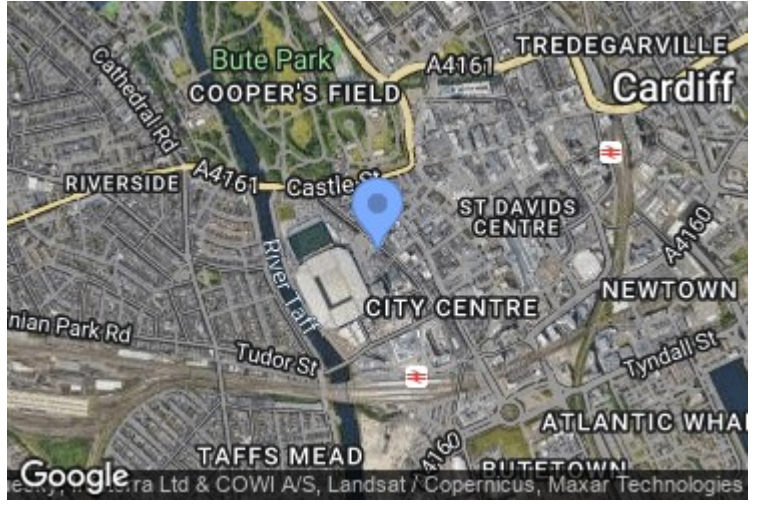
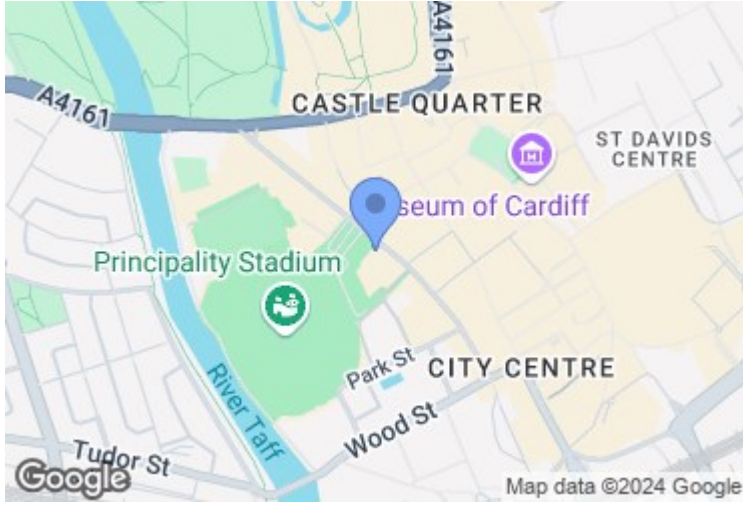
This studio apartment is not just a home; it's a lifestyle choice. With its prime location, modern amenities, and close proximity to the city's iconic landmarks, it offers a unique blend of convenience, comfort, and culture. If you're a professional looking for a central living location, Branksome House promises an exceptional living experience.

### Council Tax

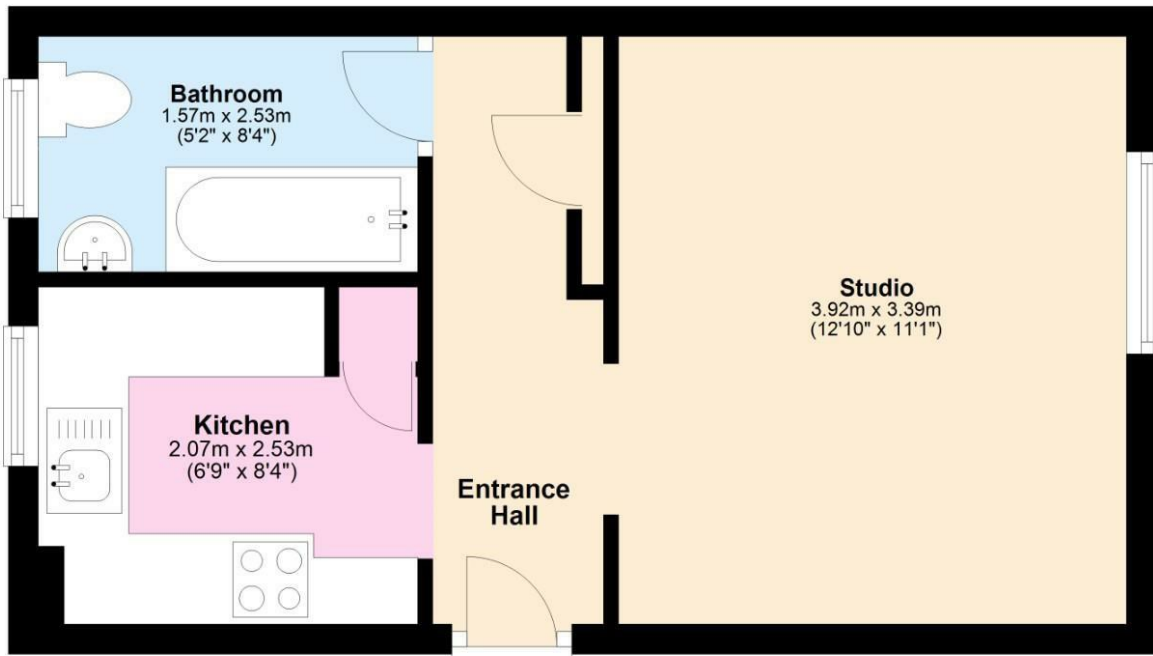
Band C







## Fourth Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested so no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
67	82	68	88

Very energy efficient - lower running costs  
 Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales  
 EU Directive 2002/91/EC

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