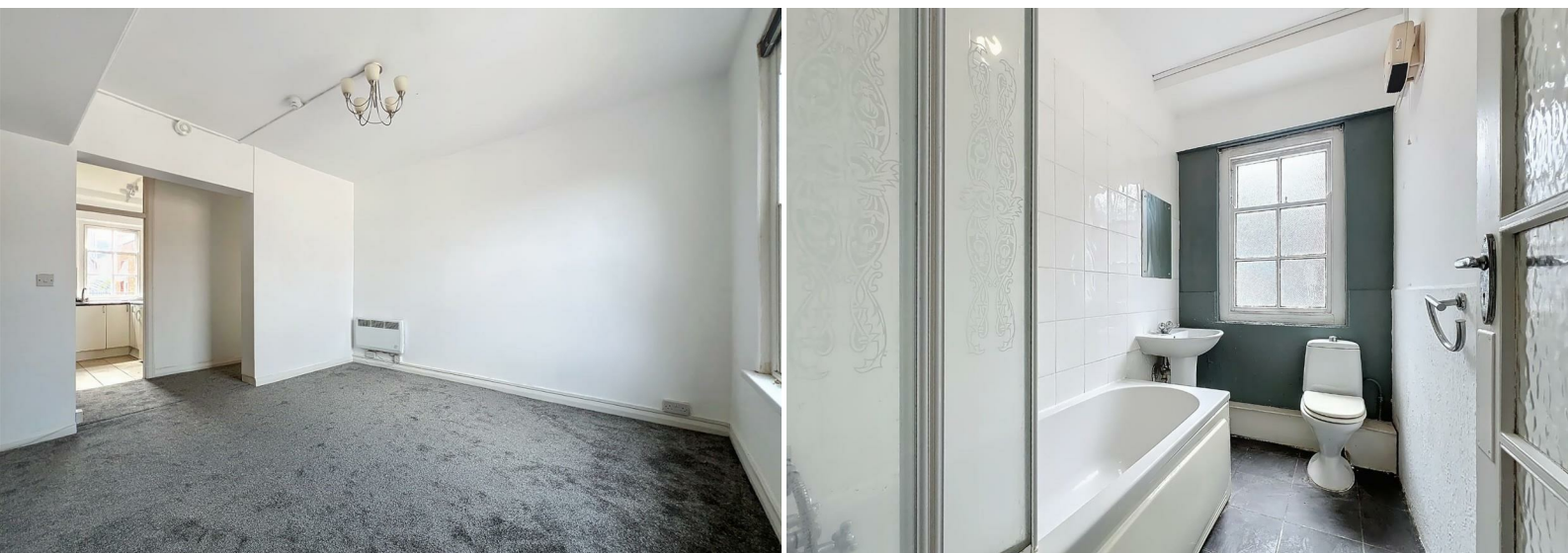




Flat 22 Branksome House Westgate Street, Cardiff, CF10 1DF
Offers In Excess Of £110,000

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Perfect City Centre Living

Experience the heart of Cardiff in style with this beautifully redecorated studio apartment, ideally located in the iconic Branksome House on Westgate Street. This property is perfect for investors, first-time buyers, professionals, or anyone seeking a second home in the city. With its prime location next to the Principality Stadium and breathtaking views over Cardiff Arms Park, this apartment offers a unique opportunity to immerse yourself in the vibrant city life.

Stunning Views & Convenient Access

Perched on the fourth floor, this studio apartment boasts large windows that flood the space with natural light and provide a stunning backdrop of the bustling city and sports events. The secure intercom entrance and concierge service ensure peace of mind, while lift access makes it easy to reach your new home.

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 modern 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. This apartment is perfectly positioned to enjoy the best of Cardiff's shopping, dining, and cultural attractions. Whether you're commuting or exploring the city, the convenient transport links make getting around a breeze.

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.

Investment Potential & Practical Information

With its desirable location and modern amenities, this studio apartment is a fantastic investment opportunity. The high demand for city-centre living ensures strong rental potential, making it an ideal choice for property investors. The property is also available with no chain, allowing for a smooth and swift transaction.

For those considering this apartment as a second home or pied-à-terre, it offers a hassle-free, comfortable living environment with the added benefit of a concierge service and secure entry. The building's communal facilities, including bicycle storage and building maintenance, provide additional convenience and peace of mind.

Tenure

We have been advised by the Vendor that the property is LEASEHOLD with 979 years remaining on the lease. Ground Rent of £50.00 Per Annum. Service Charge of £3,596.00 including buildings insurance.

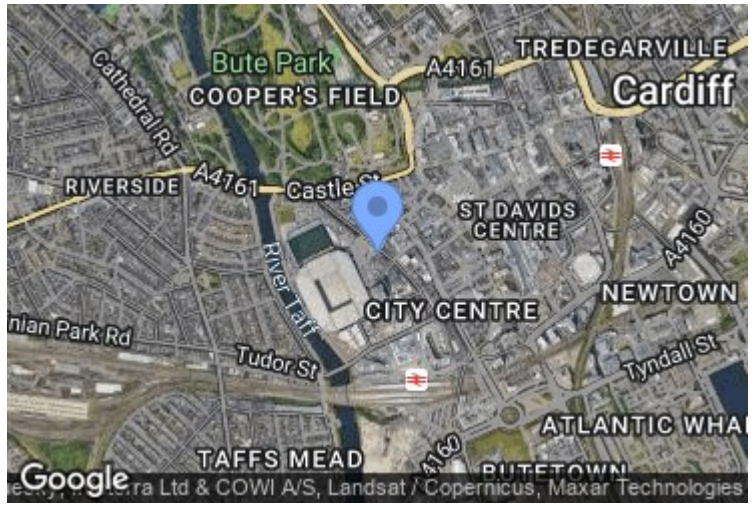
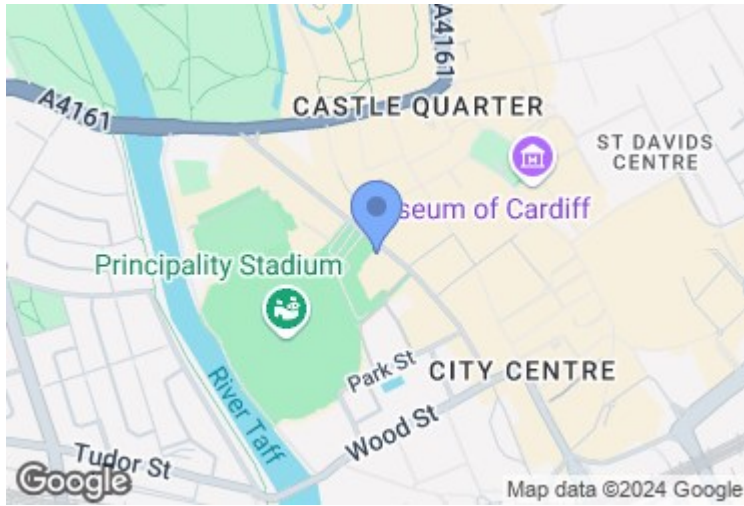
Council Tax

Band C

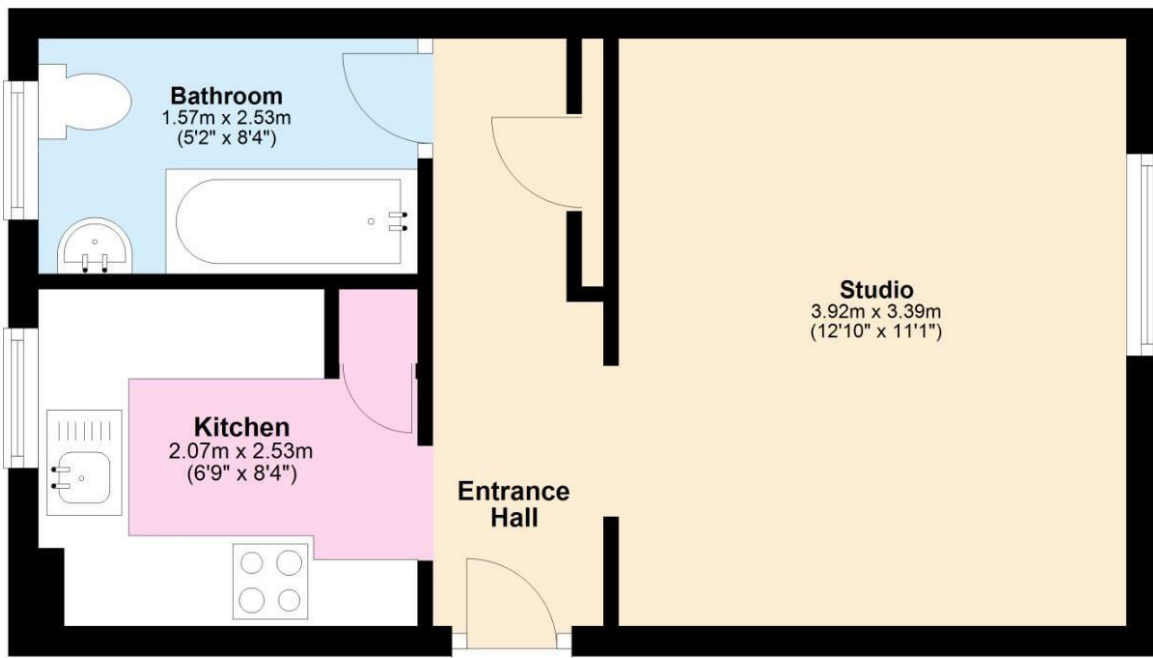
Please Note

The Vendor of this property has connections with staff at Harry Harper Sales & Lettings.





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 no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
67	82

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
68	88

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.