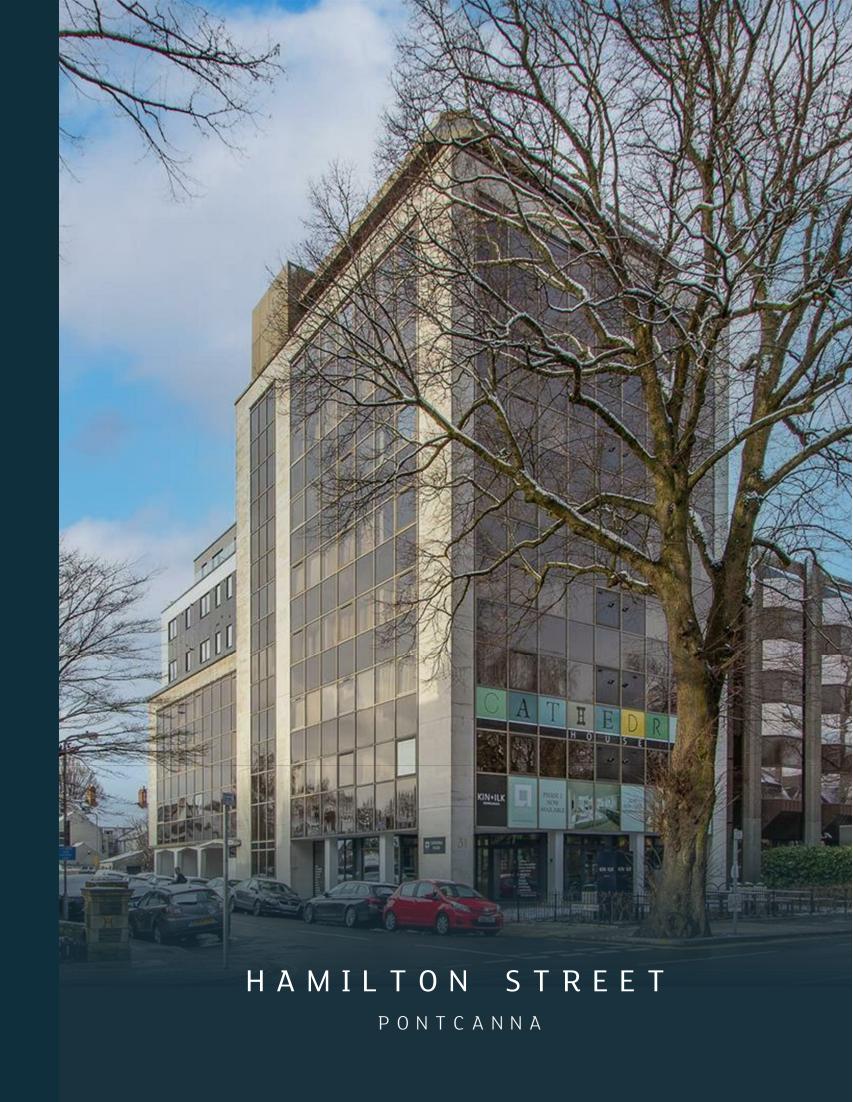
CARDIFF'S HOME FOR

STYLISH SALES

& LETTINGS



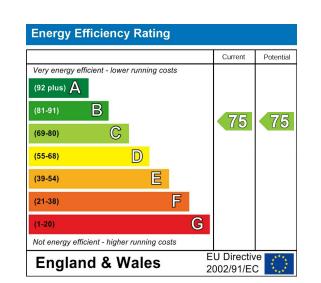
JeffreyRoss











#### **ENTRANCE FOYER**

#### HALLWAY

#### LAUNDRY

#### **DINING AREA**

14'8" x 8'1" (45'11"'26'2"" x 26'2"'3'3"")

#### LIVING AREA

4.47m x 4.06m (14'8" x 13'4")

#### **KITCHEN AREA**

4.45m x 1.85m (14'7" x 6'1")

#### MASTER BEDROOM

3.48m x 3.20m exclusive of walk in dressing area. (11'5 x 10'6" exclusive of walk in dressing area.)

#### **ENSUITE**

2.24m x 1.57m (7'4" x 5'2")

#### **BEDROOM TWO**

5.26m x 3.07m (17'3" x 10'1")

#### **BATHROOM**

2.21m x 2.01m (7'3" x 6'7")

#### **PARKING**

The property comes with gated allocated parking for one car.

#### **EPC**

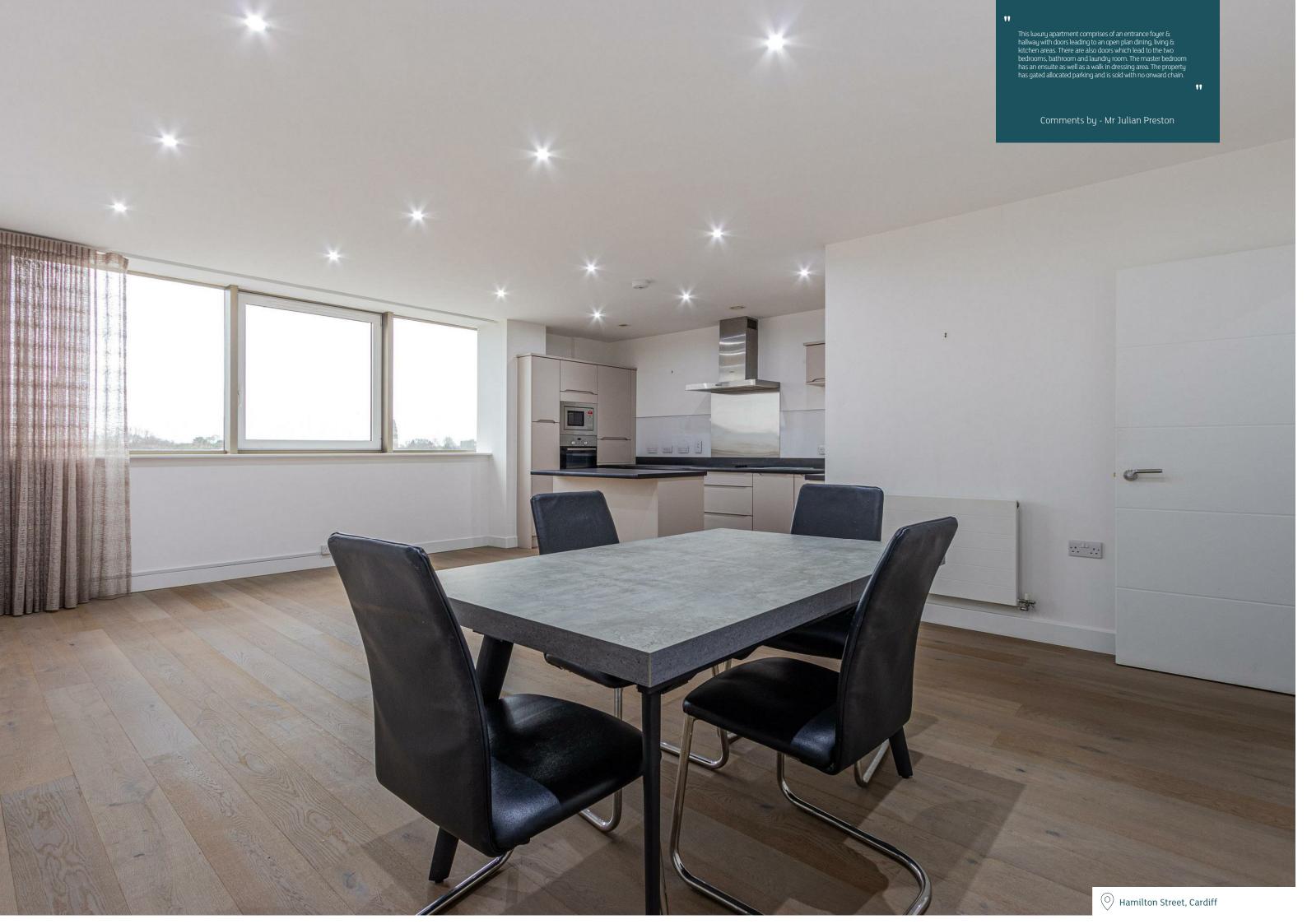
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### LEASE DETAILS

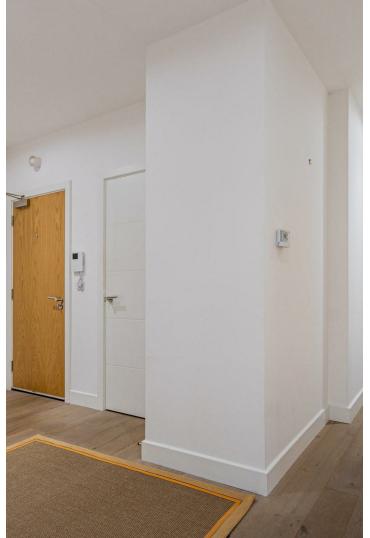
We have been advised by our seller client that the property comes with a share of the freehold with an attached lease of approximately 991 years remaining.

#### SERVICE CHARGE

We have been advised by our seller client that the properties service charge is £536.89 per quarter. The managing agent is Western Permanent Property Limited.







## **HAMILTON STREET**

PONTCANNA, CF11 9FG - £350,000





A seventh floor, high specification apartment located just a short walk from Cardiff City Centre & Sophia Gardens. Encompassing some 1018 SqFt of luxury living space and offering stunning views which overlook Sophia Gardens & Bute Park. Featuring two bedrooms with an ensuite & dressing area to master as well as a separate bathroom servicing the other bedroom. There is a well appointed, open plan kitchen/living room as well as a utility area. The property has elevator access to the seventh floor and also has gated allocated parking. No onward chain & price negotiable. Share of

#### PROPERTY SPECIALIST

# Mr Julian Preston

julian@jeffreyross.co.uk 02920 499 680 Senior valuer

#### **Cathedral House**

7th Floor Apartment Interior Area 1017.88 sq ft





