

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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HAMILTON STREET  
PONTCANNA



# 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 freehold!

 2 bedroom(s)  2 bathroom(s)  1018.00 sq ft

## ENTRANCE FOYER

## HALLWAY

## LAUNDRY

## DINING AREA

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

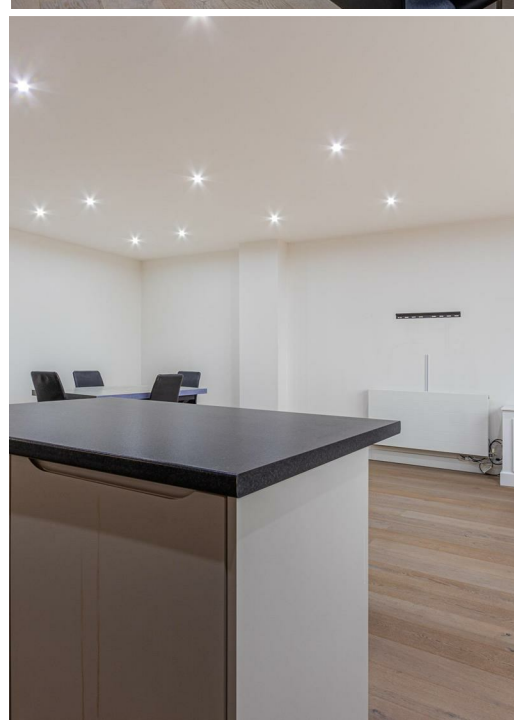
Rated C


## LEASE DETAILS

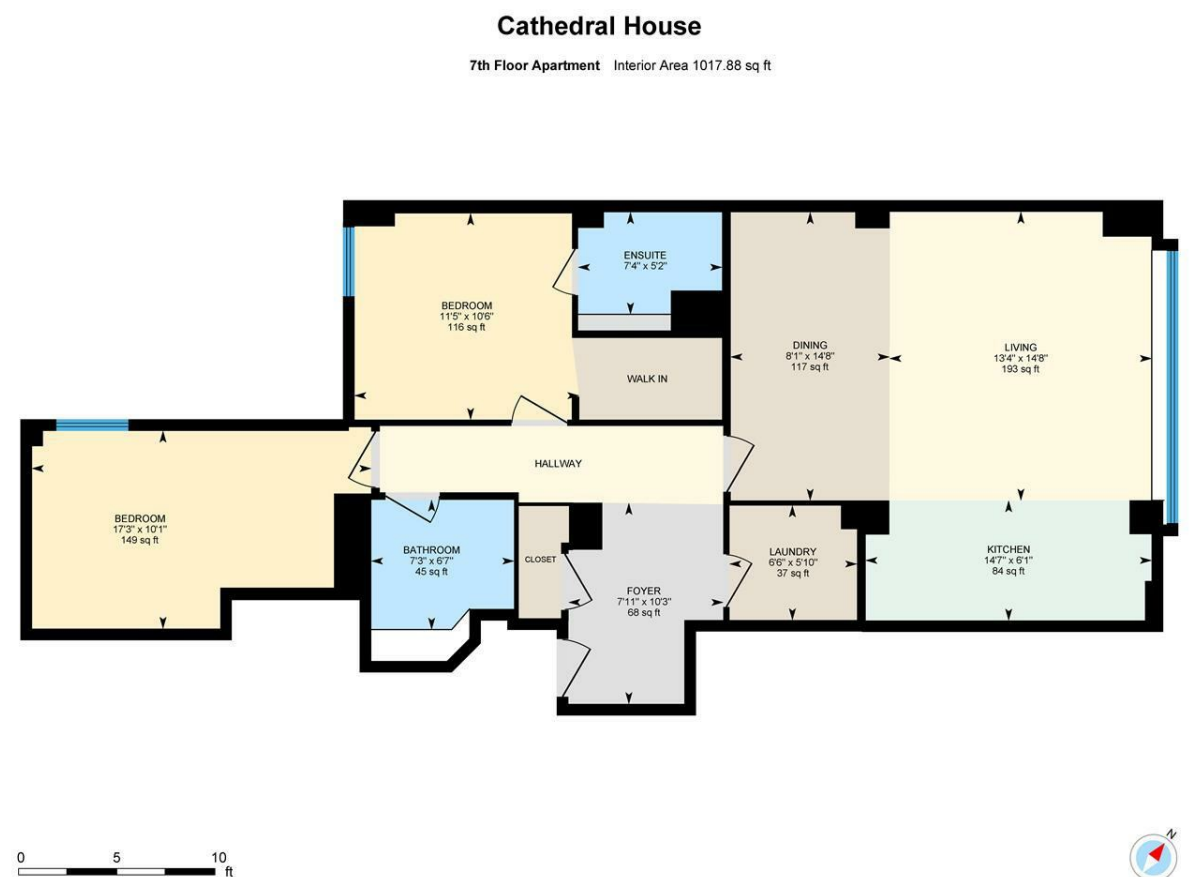
We have been advised by our seller client that the property comes with a share of the freehold with an attached lease of approximately 991 years remaining.

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.