

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"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

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) A                                 |  |                             |
| (81-91) B                                   |                                                                                     |                                                                                                                |
| (69-80) C                                   |                                                                                     |                                                                                                                |
| (55-68) D                                   |                                                                                     |                                                                                                                |
| (39-54) E                                   |                                                                                     |                                                                                                                |
| (21-38) F                                   |                                                                                     |                                                                                                                |
| (1-20) G                                    |                                                                                     |                                                                                                                |
| Not energy efficient - higher running costs |                                                                                     |                                                                                                                |
| England & Wales                             |                                                                                     | EU Directive<br>2002/91/EC  |

