



## JeffreyRoss Draft Description and photos for approval.

JR

### **5 The Grand, Westgate St, Cardiff, CF10 1AR** **Asking Price £180,000**

Welcome to The Grand on Westgate Street in Cardiff! This charming first-floor flat boasts a generous 759 sq ft of living space, perfect for those seeking a cosy yet spacious home. With two bedrooms, a bathroom, and an inviting open plan lounge kitchen with a Juliet balcony this property offers a comfortable and modern city centre living experience. Situated in a prime location, this flat is ideal for individuals looking to immerse themselves in the vibrant city life of Cardiff. The open plan layout creates a flow between the lounge and kitchen, making it a great space for entertaining guests or simply relaxing after a long day. You will have easy access to a variety of amenities, including shops, restaurants, and entertainment options. Whether you're looking to explore the city's cultural attractions or simply enjoy a leisurely stroll in the nearby parks, this property offers the best of city living. Don't miss out on the opportunity to make this delightful flat your new home. Contact us today to arrange a viewing and experience the charm of The Grand for yourself.

Entrance Hallway

Lounge/Kitchen

7.70m x 3.45m (25'3" x 11'4")

Bedroom

3.84m x 3.23m (12'7" x 10'7")

Bedroom

3.35m x 3.20m (11' x 10'6")

Bathroom

2.13m x 1.93m (7' x 6'4")

Council Tax

Band E

EPC Rating

Rated D

Leasehold

We have been advised by our seller that there is 979 years remaining from a 999 year lease. The annual ground rent is £120 PA and the service charge is £3280 PA.





