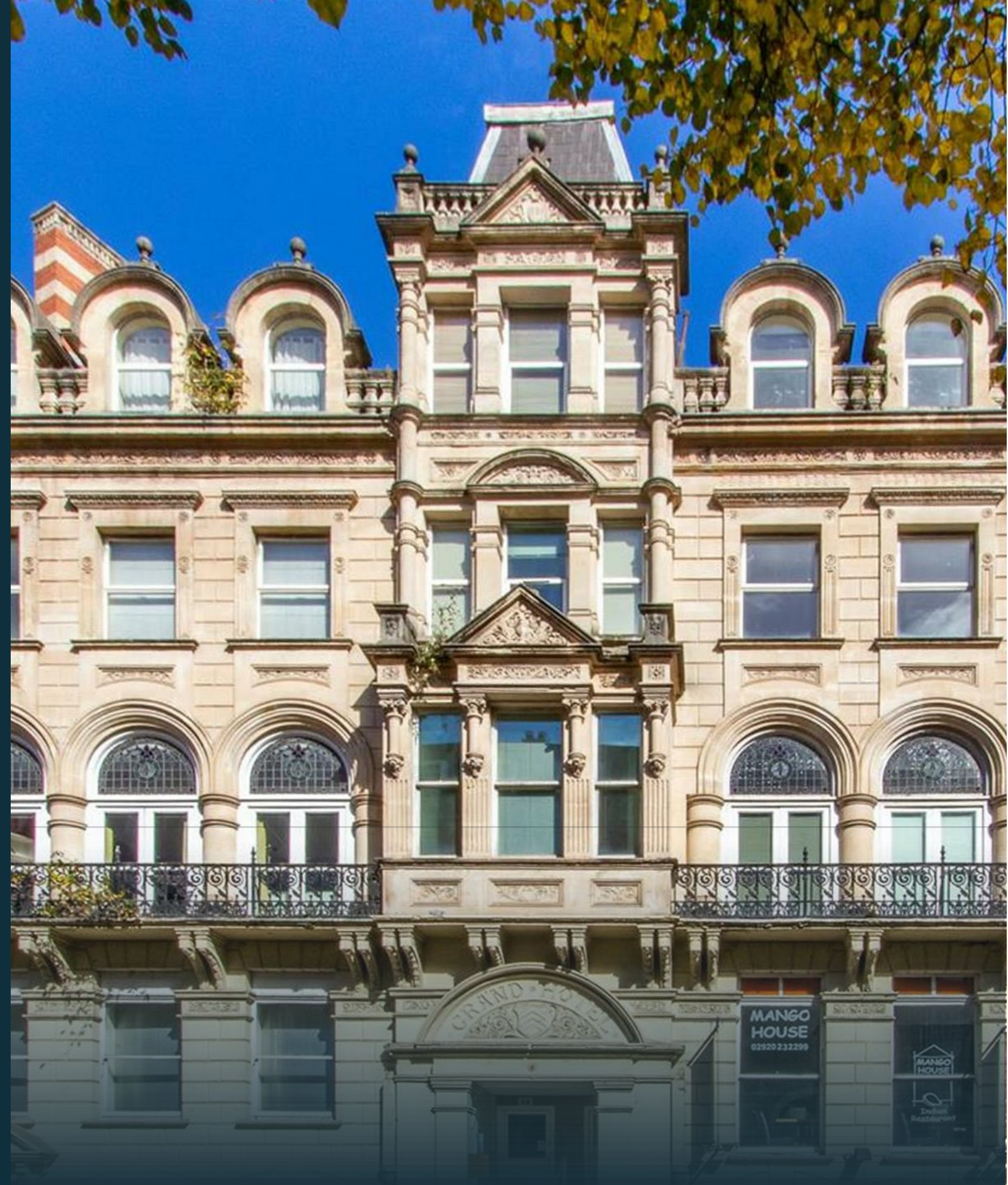


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



THE GRAND  
WESTGATE ST



THE GRAND

WESTGATE ST, CF10 1AR - £125,000

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.

2 bedroom(s) 1 bathroom(s) 759.00 sq ft

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")

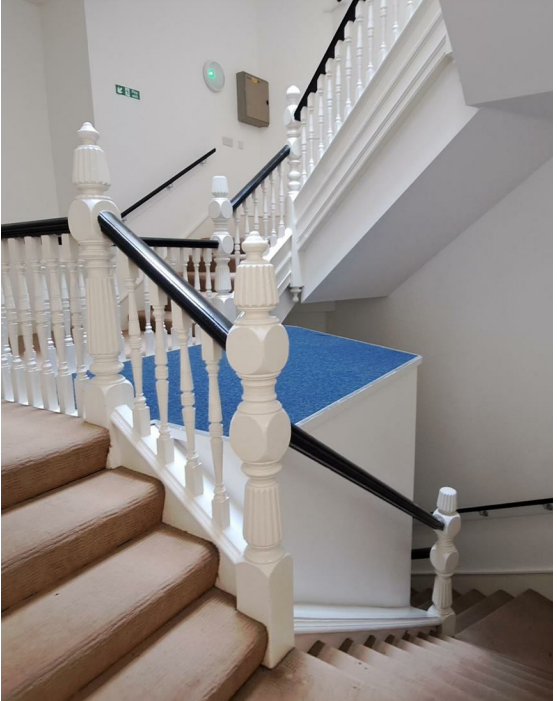
BEDROOM  
3.35m x 3.20m (11' x 10'6")

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.



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 2002/91/EC



Total Area: 70.5 m² ... 759 ft²