



**The Grand Westgate Street, Cardiff CF10 1AR**



**welcome to**

## **The Grand Westgate Street, Cardiff**

A recently redecorated and spacious one bedroom apartment with Juliet balcony. The accommodation comprises an excellent living room and diner with a modern kitchen & breakfast bar, a modern bathroom and one double bedroom set in the heart of Cardiff. Call now!



### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Communal Entrance Hall**

Entered via intercom system, access to stairs and lift, upper floor with split level stairs case into inner hall.

### **Hallway**

L shaped hall way, electric radiator, boiler cupboard, door to all rooms.

### **Openplan Living Room & Kitchen**

Irregular Shaped Room 23' 1" Max x 11' 1" Max ( 7.04m Max x 3.38m)

Open plan living room with Double glazed French door into a Juliet balcony , TV point, breakfast bar into kitchen fitted with wall and base units, free standing fridge & freezer, washing machine/dryer, integral dishwasher and oven, electric hobs and extractor hood, stainless steel splash back, an sink and drainer.

### **Bedroom**

11' 1" Max x 9' 1" Max ( 3.38m Max x 2.77m Max )

Double glazed French door to Juliet balcony to rear, built-in wardrobe, electric radiator, wall light.

### **Bathroom**

6' Max x 7' 1" Max ( 1.83m Max x 2.16m Max )

Bath with shower overhead with mixer tap, fully tiled, wash hand basin with lighted vanity mirror, electric heated towel rail, extractor fan, ceramic tile flooring.



***view this property online*** [allenandharris.co.uk/Property/CRP108070](https://allenandharris.co.uk/Property/CRP108070)



**welcome to**

## **The Grand Westgate Street, Cardiff**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Recently renovated bathroom with bath and shower
- Large Hallway with space for a desk

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3751.32

Ground Rent: 114.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£80,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CRP108070](https://allenandharris.co.uk/Property/CRP108070)



Property Ref:  
CRP108070 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
**allen & harris**



**029 2022 5700**



[Pontcanna@allenandharris.co.uk](mailto:Pontcanna@allenandharris.co.uk)



209 Cathedral Road, Pontcanna, CARDIFF,  
South Glamorgan, CF11 9PN



**[allenandharris.co.uk](https://allenandharris.co.uk)**