



**Warwick House Westgate Street, Cardiff CF10 1DH**

**welcome to**

**Warwick House Westgate Street, Cardiff**

Elegant city centre apartment in Warwick House. This spacious two-bedroom home features a large, light-filled lounge/dining room with a gas fireplace, high ceilings, original sash windows, and secondary/double glazing. Private balcony with views of Cardiff Arms Park. Enquire Today!



### **Entrance Hall**

20' 2" Max x 3' 8" Max ( 6.15m Max x 1.12m Max )  
Access to all rooms, Intercom system, Storage  
Cupboard & Carpeted Flooring.

### **Living/ Dining Room**

24' 6" Max x 14' 8" Max ( 7.47m Max x 4.47m Max )  
Original three sash windows overlooking Westgate  
Street with Secondary Glazing, Gas Coal effect fire to  
Fire place, Electric storage heater. Ceiling Fan,  
Carpeted Flooring, TV Point, Electric Points &  
Internet Point.

### **Kitchen**

10' 1" Max x 8' 1" Max ( 3.07m Max x 2.46m Max )  
Oven & Stove, Washing Machine, Dishwasher, Sash  
Window with secondary glazing, Wall & Base units,  
Sink, Fridge & Freezer.

### **Bathroom**

8' 5" Max x 7' 6" Max ( 2.57m Max x 2.29m Max )  
WC, Bath with Shower, Vanity & Storage Unit, Electric  
Heater, Bidet.

### **Bedroom 1**

13' 2" Max x 14' 8" Max ( 4.01m Max x 4.47m Max )  
Sash window with secondary glazing, Carpeted floor,  
Electric Heater, Electric Points.

### **Bedroom 2**

12' 7" Max x 8' 5" Max ( 3.84m Max x 2.57m Max )  
Double glazed windows, Double doors access to  
private Balcony with Views of Cardiff Arms Park,  
Electric Heater, Electric Points, Carpeted floor.



***view this property online*** [allenandharris.co.uk/Property/CRP107712](http://allenandharris.co.uk/Property/CRP107712)



welcome to

## Warwick House Westgate Street, Cardiff

- Prestigious city centre Mansion block
- Characterful interior, original features
- Large, elegant lounge/dining room ideal for entertaining
- Private balcony overlooking Cardiff Arms Park
- No Chain!

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 6139.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 08 Nov 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £220,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CRP107712](https://allenandharris.co.uk/Property/CRP107712)



Property Ref:  
CRP107712 - 0026

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)**