



**Tramshed Pendyris Street, Cardiff CF11 6BH**

 allen & harris

## welcome to Tramshed Pendyris Street, Cardiff

- Chain Free
- Central Location
- Open-Plan Living
- Mezzanine Bedroom
- Modern Kitchen

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1700.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 25 Mar 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£185,000**

Discover contemporary city living in this stylish mezzanine apartment located within the iconic Tramshed development in Cardiff. Perfectly blending modern design with historic character



**view this property online** [allenandharris.co.uk/Property/CTN109845](http://allenandharris.co.uk/Property/CTN109845)

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.



**Property Ref:**  
CTN109845 - 0005

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### Hall

### Utility Room

10' x 2' 7" ( 3.05m x 0.79m )

### Bathroom

7' 8" max x 5' 2" max ( 2.34m max x 1.57m max )

### Bedroom

17' 3" max x 15' 5" max ( 5.26m max x 4.70m max )



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